

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT
DISTRICT**

June 5, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

May 29, 2023

ATTENDEES:

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

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 June 5, 2023 at 2:00 p.m. (Central Time), at Shark's Tooth Clubhouse, 2003 Wild Heron Way, Panama City Beach, Florida 32413. The agenda is as follows:

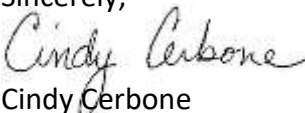
1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2023-02, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2023-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
5. District Engineer: Discussion/Consideration/Update
 - A. Covington Bridge Proposals
 - B. Bay County Speed Enforcement
 - C. FDOT Compliance
6. 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
 - C. Wild Heron Way Ownership- Hwy 98 to Covington Bridge

- 7. District Ecologist: Discussion/Consideration/Update
 - A. Wildlife Signage Proposal
 - B. DEP Conservation Easement Swap
 - C. Brighview Landscape Services, Inc., Rewatering Options
- 8. Acceptance of Unaudited Financial Statements as of April 30, 2023
- 9. Approval of May 1, 2023 Regular Meeting Minutes
- 10. 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: August 7, 2023 at 2:00 PM (Central Time)
 - QUORUM CHECK

SEAT 1	DAVID HOLT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	DAVID DEAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	THOMAS BALDUF	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JERRY ROBINSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	FRANK SELF	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 11. Board Member Comments
- 12. Public Comment
- 13. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez (561) 512-9027.

Sincerely,

 Cindy Carbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 131 733 0895

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Lake Powell Residential Golf Community Development District ("**District**") prior to June 15, 2023, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 7, 2023

HOUR: 2:00 PM (Central Time)

LOCATION: Shark's Tooth Clubhouse
2003 Wild Heron Way
Panama City Beach, Florida 32413

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Bay County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5TH DAY OF JUNE, 2023.

ATTEST:

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2023/2024 Proposed Budget

Exhibit A: FY 2023/2024 Proposed Budget

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
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**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 747,849				\$ 1,916,862
Allowable discounts (4%)	(29,914)				(76,674)
Assessment levy - net	717,935	\$ 607,137	\$ 110,798	\$ 717,935	1,840,188
Interest and miscellaneous	1,000	1,475	-	1,475	1,000
Total revenues	718,935	608,612	110,798	719,410	1,841,188
EXPENDITURES					
Professional & admin					
Supervisors	5,000	4,306	4,306	8,612	8,612
Management services	31,153	15,576	15,577	31,153	31,153
Accounting services	11,012	5,506	5,506	11,012	11,012
Assessment roll preparation	14,510	7,255	7,255	14,510	14,510
Audit	7,800	3,500	4,300	7,800	7,800
Legal	12,000	3,240	8,760	12,000	12,000
Engineering	13,280	5,533	7,747	13,280	13,280
Postage	1,775	573	1,202	1,775	1,775
Telephone	1,050	525	525	1,050	1,050
Meeting room rental	-	-	2,000	2,000	4,000
Website maintenance	750	-	750	750	750
ADA website compliance	210	-	210	210	210
Insurance	8,352	7,489	-	7,489	8,182
Printing and binding	1,500	750	750	1,500	1,500
Legal advertising	2,500	395	2,105	2,500	2,500
Other current charges	1,200	319	881	1,200	1,200
Office supplies	500	-	500	500	500
Special district annual fee	175	175	-	175	175
Trustee	7,431	-	7,431	7,431	7,431
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Dissemination agent	1,000	500	500	1,000	1,000
Total professional & admin	122,398	55,642	71,505	127,147	129,840
Security					
Security management services	153,000	83,345	69,655	153,000	210,931
Total security	153,000	83,345	69,655	153,000	210,931

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
EXPENDITURES (continued)					
Lake & wetlands monitoring					
Mitigation and monitoring					
Mitigation-prescribed burns/gyro	46,050	55,067	-	55,067	46,050
Ecologist and operations management	57,980	25,895	32,085	57,980	57,980
Signage	10,000	4,575	5,425	10,000	5,400
Total wetland & upland	<u>114,030</u>	<u>85,537</u>	<u>37,510</u>	<u>123,047</u>	<u>109,430</u>
Roadway and landscape services					
Bridge repairs and maintenance	50,000	-	125,000	125,000	125,000
Roadway repairs and maintenance	93,700	2,092	91,608	93,700	50,000
Roadway resurfacing guard house to end WHW	-	-	603,000	603,000	-
Roadway resurfacing 98 to guard house	-	-	-	-	656,000
Road restriping, painting, other projects	40,000	-	-	-	30,000
Total roadway services	<u>183,700</u>	<u>2,092</u>	<u>819,608</u>	<u>821,700</u>	<u>861,000</u>
Stormwater management					
Operations	17,250	-	17,250	17,250	17,250
Electric-lift stations	600	394	500	894	900
Pond aeration	45,000	23,564	21,436	45,000	5,000
Stormwater system repairs	18,000	52,579	-	52,579	18,000
Total stormwater management	<u>80,850</u>	<u>76,537</u>	<u>39,186</u>	<u>115,723</u>	<u>41,150</u>

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
EXPENDITURES (continued)					
Other fees & charges					
Feral swine removal	-	175	-	175	500
Boat house drop downs	50,000	-	-	-	-
Cost share-amenity area	-	-	-	-	50,000
Cost share-irrigation	-	-	-	-	400,000
Tax collector	14,957	12,143	2,814	14,957	38,337
Street lighting	-	8,316	-	8,316	-
Total other fees & charges	<u>64,957</u>	<u>20,634</u>	<u>2,814</u>	<u>15,132</u>	<u>488,837</u>
Total expenditures	<u>718,935</u>	<u>323,787</u>	<u>1,040,278</u>	<u>1,355,749</u>	<u>1,841,188</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	284,825	(929,480)	(636,339)	-
Fund balance - beginning	1,742,519	1,883,138	2,167,963	1,883,138	1,246,799
Fund balance - ending					
Committed					
Disaster ¹	250,000	250,000	250,000	250,000	250,000
District bridge projects ²	100,000	100,000	100,000	100,000	25,000
Road projects ³	550,000	550,000	550,000	550,000	100,000
Stormwater system upgrades ⁴	50,000	50,000	50,000	50,000	50,000
Assigned					
3 Months Working Capital ⁵	185,998	185,998	185,998	185,998	466,434
Unassigned	606,521	1,031,965	102,485	110,801	355,365
Fund balance- ending	<u>\$ 1,742,519</u>	<u>\$ 2,167,963</u>	<u>\$ 1,238,483</u>	<u>\$ 1,246,799</u>	<u>\$ 1,246,799</u>

¹This item represents a portion of fund balance that is intended to cover the costs of a material disaster, which is defined as aggregate expenditures in excess of \$50,000 that are necessary to mitigate significant damage resulting from a hurricane, tornado, flood, sinkhole or chemical spill within the boundaries of the District.

²The District owns two bridges and anticipates future infrastructure repairs to maintain these assets.

³Future road resurfacing or similar project(s) include the CDD road leading to the guard gate and the CDD road(s) beyond the guard gate and any CDD owned spine roads.

⁴This item is partial/expected costs associated with upgrading and connecting remaining stormwater pumps as needed.

⁵This item represents fund balance that will be needed to cover expenditures from October through December. Note, assessments should be sufficient to replenish this component of fund balance as it will be needed for the same purpose in subsequent fiscal years.

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures

Professional Services

Supervisors	\$ 8,612
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management services	31,153
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, administer the issuance of tax exempt bond financing, and finally operate and maintain the assets of the community.	
Accounting services	11,012
Preparation of all financial work related to the governmental and enterprise funds of the District, which includes preparation of monthly financial reports and annual budgets.	
Assessment roll preparation	14,510
The District may collect its annual operating and debt service through direct billing to landowners and/or placement of assessments on the annual real estate tax bill from the county's tax collector. The District's contract for financial services with Wrathell, Hunt and Associates, LLC includes assessment roll preparation services. The District anticipates all assessments to be levied on the November county tax bill.	
Audit	7,800
The District is required by Florida State Statute to undertake an independent examination of its books, records and accounting procedures on an annual basis.	
Legal	12,000
Burke, Blue, Hutchison & Walters, P.A., provides on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyance and contracts. In this capacity, they provide services as "local government lawyers," realizing that this type of local government is very limited in its scope - providing infrastructure and service to development.	
Engineering	13,280
McNeil Carroll Engineering provides a broad array of engineering, consulting and construction services to the District, which assist the District in crafting solutions with sustainability for the long term interests of the community - recognizing the needs of government, the environment and maintenance of District's facilities.	
Postage	1,775
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Telephone	1,050
Meeting room rental	4,000
Telephone and fax machine.	
Website maintenance	750
ADA website compliance	210
Insurance	8,182
The District carries public officials and general liability insurance policies. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability limit.	
Printing and binding	1,500
Letterhead, envelopes, copies, etc.	
Legal advertising	2,500
The District advertises in the News Herald for monthly meetings, special meetings, public hearings, bidding, etc. Based on prior year's experience.	

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

Other current charges	1,200
Bank charges, automated AP routing and other miscellaneous expenses that incur during the year.	
Office supplies	500
Accounting and administrative supplies.	
Special district annual fee	175
Annual fee paid to the Department of Economic Opportunity.	
Trustee	7,431
Annual fee paid to US Bank for services provided as trustee, paying agent and registrar.	
Arbitrage rebate calculation	1,200
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934.	

Security

Security management services	210,931
The District entered into an agreement with the Wild Heron POA to provide the management oversight of the District's interest in security services. The security services firm agreement is with the CDD.	

Lake & wetlands monitoring

Mitigation and monitoring	
Mitigation-prescribed burns/gyro	46,050
A licensed and approved contractor will perform the prescribed burning and mechanical fuel reduction to the guidelines set forth by the Wild Heron ecologist. The contractor's goal will be to reduce fuel hazards within the conservation areas without impacting wetlands, endangered plants/trees, and safety for residents and structures.	
Signage	5,400
Ecologist and operations management	57,980
The District has retained the services of Cypress Environmental. The agreement was executed in April of 2016. The agreement can automatically renew with no price increase, an environmental consultant, to provide services as follows:	

Task	Frequency
WQ sampling	1
Prescribed	4
Monthly	12
Mitigation/AM	1
Monthly	4
Lake	54

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

Roadway and landscape services

Bridge repairs and maintenance	125,000
Roadway repairs and maintenance	50,000
Operations and maintenance activities for District-owned roads. These expenditures include minor repairs and modifications, and future construction projects.	
Roadway resurfacing 98 to guard house	656,000
Road restriping, painting, other projects	30,000

Stormwater management

Operations	17,250
This includes the following items relating to the District's stormwater pump stations.	

Pump station maintenance & repairs	10,250
Stormwater inspections-McNeil/Carroll	2,000
Gulf Power Utility costs to power to pump stations	5,000

Electric-lift stations	900
Pond aeration	5,000
Includes electricity, pond treatment services by Lake Doctors and other pond enhancements	
Stormwater system repairs	18,000

Other fees & charges

Feral swine removal	500
Cost share-amenity area	50,000
Cost share-irrigation	400,000
Tax collector	38,337
2% of the levied assessment.	

Total expenditures	\$1,841,188
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**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2012 BONDS
FISCAL YEAR 2024**

	Fiscal Year 2023			Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	
REVENUES				
Assessment levy - gross	\$ 443,119			\$ 443,119
Allowable discounts (4%)	(17,725)			(17,725)
Assessment levy - net	425,394	\$ 359,750	\$ 65,644	\$ 425,394
Special Assessment - Direct Bill POA	1,675	-	1,675	1,675
Interest	-	6,487	-	6,487
Total revenues	<u>427,069</u>	<u>366,237</u>	<u>67,319</u>	<u>427,069</u>
EXPENDITURES				
Debt service				
Principal	220,000	220,000	-	220,000
Interest	163,613	84,694	78,919	163,613
Principal prepayment	-	5,000	-	5,000
Total debt service	<u>383,613</u>	<u>309,694</u>	<u>78,919</u>	<u>388,613</u>
Other fees & charges				
Tax collector	8,862	7,195	1,667	8,862
Total other fees & charges	<u>8,862</u>	<u>7,195</u>	<u>1,667</u>	<u>8,862</u>
Total expenditures	<u>392,475</u>	<u>316,889</u>	<u>80,586</u>	<u>397,475</u>
Excess/(deficiency) of revenues over/(under) expenditures	34,594	49,348	(13,267)	36,081
Fund balance:				
Net increase/(decrease) in fund balance	34,594	49,348	(13,267)	36,081
Beginning fund balance (unaudited)	535,959	553,190	602,538	589,271
Ending fund balance (projected)	<u>\$570,553</u>	<u>\$602,538</u>	<u>\$589,271</u>	<u>\$ 589,271</u>
Use of fund balance				
Debt service reserve account balance (required)				(198,913)
Principal and interest expense - November 1, 2024				(317,163)
Projected fund balance surplus/(deficit) - as of September 30, 2024				<u>\$ 110,464</u>

Lake Powell

Community Development District

Series 2012

\$5,160,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023	230,000.00	5.750%	78,775.00	308,775.00
05/01/2024	-	-	72,162.50	72,162.50
11/01/2024	245,000.00	5.750%	72,162.50	317,162.50
05/01/2025	-	-	65,118.75	65,118.75
11/01/2025	255,000.00	5.750%	65,118.75	320,118.75
05/01/2026	-	-	57,787.50	57,787.50
11/01/2026	270,000.00	5.750%	57,787.50	327,787.50
05/01/2027	-	-	50,025.00	50,025.00
11/01/2027	285,000.00	5.750%	50,025.00	335,025.00
05/01/2028	-	-	41,831.25	41,831.25
11/01/2028	305,000.00	5.750%	41,831.25	346,831.25
05/01/2029	-	-	33,062.50	33,062.50
11/01/2029	320,000.00	5.750%	33,062.50	353,062.50
05/01/2030	-	-	23,862.50	23,862.50
11/01/2030	340,000.00	5.750%	23,862.50	363,862.50
05/01/2031	-	-	14,087.50	14,087.50
11/01/2031	360,000.00	5.750%	14,087.50	374,087.50
05/01/2032	-	-	3,737.50	3,737.50
11/01/2032	130,000.00	5.750%	3,737.50	133,737.50
Total	\$2,740,000.00	-	\$802,125.00	\$3,542,125.00

LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
PER UNIT ASSESSMENT SUMMARY AND COMPARISSON
FISCAL YEAR 2023 ACTUAL AND FISCAL YEAR 2024 PROPOSED

BOND-PAYING UNITS

	Units	Assessments Per Unit			Revenue Per Fund		
		General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
Resident							
Unit type: SF 120' Reduced							
FY 2024 (proposed)	73	\$ 3,171.51	\$ 1,069.62	\$ 4,241.13	\$ 231,520.23	\$ 78,082.26	\$ 309,602.49
FY 2023 (actual)	73	\$ 1,237.34	\$ 1,069.62	\$ 2,306.96	\$ 90,325.82	\$ 78,082.26	\$ 168,408.08
\$ Variance		\$ 1,934.17	\$ -	\$ 1,934.17	\$ 141,194.41	\$ -	\$ 141,194.41
% Variance		156.3%	0.0%	83.8%	156.3%	0.0%	83.8%
Unit type: SF 85' Full							
FY 2024 (proposed)	52	\$ 3,171.51	\$ 1,515.21	\$ 4,686.72	\$ 164,918.52	\$ 78,790.92	\$ 243,709.44
FY 2023 (actual)	52	\$ 1,237.34	\$ 1,515.21	\$ 2,752.55	\$ 64,341.68	\$ 78,790.92	\$ 143,132.60
\$ Variance		\$ 1,934.17	\$ -	\$ 1,934.17	\$ 100,576.84	\$ -	\$ 100,576.84
% Variance		156.3%	0.0%	70.3%	156.3%	0.0%	70.3%
Unit type: SF 85' Reduced							
FY 2024 (proposed)	106	\$ 3,171.51	\$ 757.61	\$ 3,929.12	\$ 336,180.06	\$ 80,306.66	\$ 416,486.72
FY 2023 (actual)	106	\$ 1,237.34	\$ 757.61	\$ 1,994.95	\$ 131,158.04	\$ 80,306.66	\$ 211,464.70
\$ Variance		\$ 1,934.17	\$ -	\$ 1,934.17	\$ 205,022.02	\$ -	\$ 205,022.02
% Variance		156.3%	0.0%	97.0%	156.3%	0.0%	97.0%
Unit type: SF 65' Reduced							
FY 2024 (proposed)	74	\$ 3,171.51	\$ 580.06	\$ 3,751.57	\$ 234,691.74	\$ 42,924.44	\$ 277,616.18
FY 2023 (actual)	74	\$ 1,237.34	\$ 580.06	\$ 1,817.40	\$ 91,563.16	\$ 42,924.44	\$ 134,487.60
\$ Variance		\$ 1,934.17	\$ -	\$ 1,934.17	\$ 143,128.58	\$ -	\$ 143,128.58
% Variance		156.3%	0.0%	106.4%	156.3%	0.0%	106.4%
Unit type: SF 55' Full							
FY 2024 (proposed)	37	\$ 3,171.51	\$ 891.20	\$ 4,062.71	\$ 117,345.87	\$ 32,974.40	\$ 150,320.27
FY 2023 (actual)	37	\$ 1,237.34	\$ 891.20	\$ 2,128.54	\$ 45,781.58	\$ 32,974.40	\$ 78,755.98
\$ Variance		\$ 1,934.17	\$ -	\$ 1,934.17	\$ 71,564.29	\$ -	\$ 71,564.29
% Variance		156.3%	0.0%	90.9%	156.3%	0.0%	90.9%
Unit type: SF 45' Full							
FY 2024 (proposed)	29	\$ 3,171.51	\$ 891.20	\$ 4,062.71	\$ 91,973.79	\$ 25,844.80	\$ 117,818.59
FY 2023 (actual)	29	\$ 1,237.34	\$ 891.20	\$ 2,128.54	\$ 35,882.86	\$ 25,844.80	\$ 61,727.66
\$ Variance		\$ 1,934.17	\$ -	\$ 1,934.17	\$ 56,090.93	\$ -	\$ 56,090.93
% Variance		156.3%	0.0%	90.9%	156.3%	0.0%	90.9%
Unit type: SF 45' Reduced							
FY 2024 (proposed)	49	\$ 3,171.51	\$ 445.60	\$ 3,617.11	\$ 155,403.99	\$ 21,834.40	\$ 177,238.39
FY 2023 (actual)	49	\$ 1,237.34	\$ 445.60	\$ 1,682.94	\$ 60,629.66	\$ 21,834.40	\$ 82,464.06
\$ Variance		\$ 1,934.17	\$ -	\$ 1,934.17	\$ 94,774.33	\$ -	\$ 94,774.33
% Variance		156.3%	0.0%	114.9%	156.3%	0.0%	114.9%
Unit type: Condo Full							
FY 2024 (proposed)	76	\$ 3,171.51	\$ 712.79	\$ 3,884.30	\$ 241,034.76	\$ 54,172.04	\$ 295,206.80
FY 2023 (actual)	76	\$ 1,237.34	\$ 712.79	\$ 1,950.13	\$ 94,037.84	\$ 54,172.04	\$ 148,209.88
\$ Variance		\$ 1,934.17	\$ -	\$ 1,934.17	\$ 146,996.92	\$ -	\$ 146,996.92
% Variance		156.3%	0.0%	99.2%	156.3%	0.0%	99.2%
Unit type: Condo Reduced							
FY 2024 (proposed)	79	\$ 3,171.51	\$ 356.82	\$ 3,528.33	\$ 250,549.29	\$ 28,188.78	\$ 278,738.07
FY 2023 (actual)	79	\$ 1,237.34	\$ 356.82	\$ 1,594.16	\$ 97,749.86	\$ 28,188.78	\$ 125,938.64
\$ Variance		\$ 1,934.17	\$ -	\$ 1,934.17	\$ 152,799.43	\$ -	\$ 152,799.43
% Variance		156.3%	0.0%	121.3%	156.3%	0.0%	121.3%
Golf							
FY 2024 (proposed)	-	\$ 23,469.17	\$ 8,914.59	\$ 32,383.76	\$ -	\$ -	\$ -
FY 2023 (actual)	-	\$ 9,156.32	\$ 8,914.59	\$ 18,070.91	\$ -	\$ -	\$ -
\$ Variance		\$ 14,312.85	\$ -	\$ 14,312.85	\$ -	\$ -	\$ -
% Variance		156.3%	0.0%	79.2%	n/a	n/a	n/a

**LAKE POWELL
COMMUNITY DEVELOPMENT DISTRICT
PER UNIT ASSESSMENT SUMMARY AND COMPARISSON
FISCAL YEAR 2023 ACTUAL AND FISCAL YEAR 2024 PROPOSED**

PRE-PAID UNITS

	Units	Assessments Per Unit			Revenue Per Fund		
		General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
Resident							
FY 2024 (proposed)	22	\$ 3,171.51	\$ -	\$ 3,171.51	\$ 69,773.22	\$ -	\$ 69,773.22
FY 2023 (actual)	22	\$ 1,237.34	\$ -	\$ 1,237.34	\$ 27,221.48	\$ -	\$ 27,221.48
\$ Variance		\$ 1,934.17	\$ -	\$ 1,934.17	\$ 42,551.74	\$ -	\$ 42,551.74
% Variance		156.3%	n/a	156.3%	156.3%	n/a	156.3%
Golf							
FY 2024 (proposed)	1	\$ 23,469.17	\$ -	\$ 23,469.17	\$ 23,469.17	\$ -	\$ 23,469.17
FY 2023 (actual)	1	\$ 9,156.32	\$ -	\$ 9,156.32	\$ 9,156.32	\$ -	\$ 9,156.32
\$ Variance		\$ 14,312.85	\$ -	\$ 14,312.85	\$ 14,312.85	\$ -	\$ 14,312.85
% Variance		156.3%	n/a	156.3%	156.3%	n/a	156.3%

**TOTAL REVENUE PER FUND
ALL UNIT TYPES**

	Revenue Per Fund		
	General Fund	Debt Service Fund	Total
FY 2024 (proposed)	\$ 1,916,861	\$ 443,119	\$ 2,359,979
FY 2023 (actual)	\$ 747,848	\$ 443,119	\$ 1,190,967
\$ Variance	\$ 1,169,013	\$ -	\$ 1,169,012
% Variance	156.3%	0.0%	98.2%

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2023-03

A RESOLUTION OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 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 entirely within Bay County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Bay County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 5th day of June, 2023.

Attest:

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Shark's Tooth Clubhouse, 2003 Wild Heron Way, Panama City Beach, Florida 32413</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2023	Regular Meeting	2:00 PM (Central Time)
December 4, 2023	Regular Meeting	2:00 PM (Central Time)
February 5, 2024	Regular Meeting	2:00 PM (Central Time)
March 4, 2024	Regular Meeting	2:00 PM (Central Time)
April 1, 2024	Regular Meeting	2:00 PM (Central Time)
May 6, 2024	Regular Meeting	2:00 PM (Central Time)
June 3, 2024	Regular Meeting	2:00 PM (Central Time)
August 5, 2024	Public Hearing and Regular Meeting	2:00 PM (Central Time)

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

5A



Post Office Box 35983, Panama City, FL 32412

(850) 871-1516 Fax (850) 871-9998

CGC059975 CUC057139

April 13, 2023

RE: Wild Heron Bridge Repair

ATTN: Robert Carroll rcarroll@mcneilcarroll.com

Robert,

We propose to furnish all equipment, labor and materials to complete the following items;

Mobilization		\$11,500.00
Approach Guardrails		\$45,650.00
<i>Install rail system to meet current state standards</i>		
Object Markers	\$750.00/Each	\$3,000.00
<i>Install at all four bridge corners</i>		
Deck Asphalt Overlay		\$6,980.00
<i>Seal Longitudinal Cracks (1,041 SQ FT)</i>		
Approach Roadway/Slab Transition		\$2,460.00
<i>Seal Transvers Cracks</i>		
Backwalls (2FT)	\$800.00/LF	\$1,600.00
<i>Clean & Patch Spalls with Exposed Steel</i>		
Backwalls (5FT)	\$500.00/LF	\$2,500.00
<i>Clean & Patch Spalls with Exposed Steel and Section Loss</i>		
Pile 7-1	\$900.00/Each	\$900.00
<i>Clean & Patch Spall with Exposed Steel</i>		
Piles 3-4 and 5-3	\$650.00/Each	\$1,300.00
<i>Clean & Epoxy Inject Cracks</i>		
Beams 2-11, 4-5, and 5-12 (27FT)	\$710.00/LF	\$19,170.00
<i>Clean & Patch Spalls with Exposed Steel</i>		

Beam 4-12 (40FT)	\$750.00/LF	\$30,000.00
<i>Clean & Patch Spall with Exposed Steel and Section Loss</i>		

Beam 5-1 (5FT)	\$300.00/LF	\$1,500.00
<i>Epoxy Inject Crack</i>		

TOTAL: \$126,560.00

Thank you for the opportunity to quote you on this work. If you have any questions please do not hesitate to email me at bobby@bclfi.com.

Sincerely,



Bobby Sullivan
President
BCL Civil Contractors, Inc.

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2023**

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2023**

	General Fund	Debt Service Fund Series 2012	Total Funds
ASSETS			
Operating accounts			
BB&T	\$ 156,630	\$ -	\$ 156,630
Wells Fargo - operating	786,897	-	786,897
Centennial Bank	258,317	-	258,317
FineMark			
Designated - stormwater compliance	127,064	-	127,064
Undesignated	121,950	-	121,950
FineMark - ICS	739,179	-	739,179
Investments			
Revenue	-	305,183	305,183
Reserve	-	219,431	219,431
Prepayment A	-	2,809	2,809
Interest	-	78,775	78,775
Due from governmental funds			
General fund	-	34,027	34,027
Due from other	9,850	-	9,850
Deposits	2,075	-	2,075
Total assets	<u>\$ 2,201,962</u>	<u>\$ 640,225</u>	<u>\$ 2,842,187</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Debt service	\$ 34,027	\$ -	\$ 34,027
Total liabilities	<u>34,027</u>	<u>-</u>	<u>34,027</u>
Fund balances:			
Committed			
Disaster	250,000	-	250,000
District bridge projects	100,000	-	100,000
Road project 2022	550,000	-	550,000
Stormwater system upgrades	50,000	-	50,000
Restricted for:			
Debt service	-	640,225	640,225
Assigned to:			
3 months working capital	185,998	-	185,998
Unassigned	1,031,937	-	1,031,937
Total fund balances	<u>2,167,935</u>	<u>640,225</u>	<u>2,808,160</u>
Total liabilities and fund balances	<u>\$ 2,201,962</u>	<u>\$ 640,225</u>	<u>\$ 2,842,187</u>

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 13,088	\$ 665,729	\$ 717,935	93%
Interest & miscellaneous	243	1,718	1,000	172%
Total revenues	<u>13,331</u>	<u>667,447</u>	<u>718,935</u>	93%
EXPENDITURES				
Administrative				
Supervisors	1,077	5,383	5,000	108%
Management	2,596	18,173	31,153	58%
Accounting	918	6,424	11,012	58%
Assessment roll prep	1,209	8,464	14,510	58%
Audit	-	3,500	7,800	45%
Legal	500	3,740	12,000	31%
Engineering	1,107	6,640	13,280	50%
Postage	10	583	1,775	33%
Telephone	88	613	1,050	58%
Website maintenance	-	-	750	0%
Insurance	-	7,489	8,352	90%
Printing and binding	125	875	1,500	58%
Legal advertising	138	533	2,500	21%
Other current charges	23	367	1,200	31%
Office supplies	-	-	500	0%
Special district annual fee	-	175	175	100%
Trustee	-	-	7,431	0%
Arbitrage	-	-	1,200	0%
Dissemination agent	83	583	1,000	58%
ADA website compliance	-	-	210	0%
Total administrative	<u>7,874</u>	<u>63,542</u>	<u>122,398</u>	52%

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
Security				
Contractual rangers	16,740	100,085	153,000	65%
Total security	<u>16,740</u>	<u>100,085</u>	<u>153,000</u>	65%
Lake wetland & upland monitoring				
Mitigation and monitoring				
Prescribed fires and gyro mulching	-	55,067	46,050	120%
Ecologist	11,010	36,905	57,980	64%
Signage	-	-	10,000	0%
Total lake wetland & upland monitoring	<u>11,010</u>	<u>91,972</u>	<u>114,030</u>	81%
Roadway services				
Roadway repairs and maintenance	26,165	28,256	93,700	30%
Road restriping, painting and other projects	-	-	40,000	0%
Bridge repairs and maintenance	-	-	50,000	0%
Total roadway services	<u>26,165</u>	<u>28,256</u>	<u>183,700</u>	15%
Stormwater management				
Operations	-	-	17,250	0%
Pond aeration	381	23,945	45,000	53%
Electricity - lift stations	77	471	600	79%
Stormwater system repairs	-	52,579	18,000	292%
Total stormwater management	<u>458</u>	<u>76,995</u>	<u>80,850</u>	95%
Other charges				
Feral swine removal	-	175	-	N/A
Boat house drop downs	-	-	50,000	0%
Tax collector	256	13,309	14,957	89%
Street Lighting	-	8,316	-	N/A
Total other charges	<u>256</u>	<u>21,800</u>	<u>64,957</u>	34%
Total expenditures	<u>62,503</u>	<u>382,650</u>	<u>718,935</u>	53%
Excess/(deficiency) of revenues over/(under) expenditures	(49,172)	284,797	-	
Fund balances - beginning	<u>2,217,107</u>	<u>1,883,138</u>	<u>1,742,519</u>	
Fund balances - ending				
Committed				
Disaster	250,000	250,000	250,000	
District bridge projects	100,000	100,000	100,000	
Road projects	550,000	550,000	550,000	
Storm system upgrades	50,000	50,000	50,000	
Assigned				
3 months working capital	185,998	185,998	185,998	
Unassigned	1,031,937	1,031,937	606,521	
Fund balances - ending	<u>\$2,167,935</u>	<u>\$2,167,935</u>	<u>\$1,742,519</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 APRIL 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 7,755	\$ 394,467	\$ 425,394	93%
Special assessment - direct bill	1,675	1,675	1,675	100%
Interest	1,985	8,472	-	N/A
Total revenues	<u>11,415</u>	<u>404,614</u>	<u>427,069</u>	95%
Debt service				
Principal	-	220,000	220,000	100%
Principal prepayment	-	5,000	-	N/A
Interest	-	84,694	163,613	52%
Total debt service	<u>-</u>	<u>309,694</u>	<u>383,613</u>	81%
Other charges				
Tax collector	<u>151</u>	<u>7,885</u>	<u>8,862</u>	89%
Total other charges	<u>151</u>	<u>7,885</u>	<u>8,862</u>	89%
Total expenditures	<u>151</u>	<u>317,579</u>	<u>392,475</u>	81%
Excess/(deficiency) of revenues over/(under) expenditures	11,264	87,035	34,594	
Fund balance - beginning	<u>628,961</u>	<u>553,190</u>	<u>535,959</u>	
Fund balance - ending	<u>\$ 640,225</u>	<u>\$ 640,225</u>	<u>\$ 570,553</u>	

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

Date	Principal	Interest Rate	Interest	Total Principal & Interest
11/01/2021	215,000.00	5.250%	92,912.50	307,912.50
05/01/2022	-	-	87,268.75	87,268.75
04/30/2022	225,000.00	5.250%	87,268.75	312,268.75
05/01/2023	-	-	81,362.50	81,362.50
11/01/2023	235,000.00	5.750%	81,362.50	316,362.50
05/01/2024	-	-	74,606.25	74,606.25
11/01/2024	250,000.00	5.750%	74,606.25	324,606.25
05/01/2025	-	-	67,418.75	67,418.75
11/01/2025	265,000.00	5.750%	67,418.75	332,418.75
05/01/2026	-	-	59,800.00	59,800.00
11/01/2026	280,000.00	5.750%	59,800.00	339,800.00
05/01/2027	-	-	51,750.00	51,750.00
11/01/2027	300,000.00	5.750%	51,750.00	351,750.00
05/01/2028	-	-	43,125.00	43,125.00
11/01/2028	315,000.00	5.750%	43,125.00	358,125.00
05/01/2029	-	-	34,068.75	34,068.75
11/01/2029	330,000.00	5.750%	34,068.75	364,068.75
05/01/2030	-	-	24,581.25	24,581.25
11/01/2030	355,000.00	5.750%	24,581.25	379,581.25
05/01/2031	-	-	14,375.00	14,375.00
11/01/2031	370,000.00	5.750%	14,375.00	384,375.00
05/01/2032	-	-	3,737.50	3,737.50
11/01/2032	130,000.00	5.750%	3,737.50	133,737.50
Total	\$ 3,270,000.00		\$ 1,177,100.00	\$ 4,447,100.00

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF STORMWATER COMPLIANCE MONIES
APRIL 30, 2023**

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)	
30-Apr-22	(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**

MINUTES

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 Regular Meeting on May 1, 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
Eddie Levick	Resident

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

No members of the public spoke.

THIRD ORDER OF BUSINESS

District Engineer: Discussion/Consideration /Update

A. Bridge Repairs

Mr. Carroll stated that the bridge “box culvert” repair work outside the gate is completed.

This item will be removed from future agendas.

B. Covington Bridge

42 Mr. Carroll presented the Civil BCL Contractors, Inc., proposal. It was noted that, while
43 higher than expected, the contractor will repair the Wild Heron culvert dip at no additional cost.

44 Discussion ensued regarding the differences between this and other contractors,
45 deferring the work while trying to secure a shared maintenance agreement with St. Joe Company
46 and the possibility of costs increasing.

47

48 **On MOTION by Mr. Holt and seconded by Mr. Self, with Mr. Holt, Mr. Self, Mr.**
49 **Dean and Mr. Balduf in favor and Mr. Robinson dissenting, the Civil BCL**
50 **Contractors, Inc., proposal dated April 13, 2023, to repair the Covington Bridge,**
51 **in a not-to-exceed amount of \$126,560, was approved. [Motion passed 4-1]**

52

53

54 Mr. Robinson felt that the Board should at least have two proposals to consider. As the
55 price will not change, the consensus was to obtain another proposal for the next meeting.

56

57 **On MOTION by Mr. Holt and seconded by Mr. Self, with all in favor, the prior**
58 **motion approving the Civil BCL Contractors, Inc., proposal, was rescinded.**

59

60

61 C. Speed Control Devices

62 Mr. Carroll stated he met with Bay County about the County's speed control process.
63 Based on the CDD's 2015 speed study and the County's criteria related to preventative actions,
64 such as traffic devices, it is not viable to install one on Wild Heron Way as the County will remove
65 traffic devices on roadways with more than 3,000 vehicles per day.

66 Discussion ensued regarding a request to install larger signs, signage options, engaging
67 off-duty law enforcement to patrol and enforce traffic violations and the differences between a
68 CDD contract with the Sheriff versus a POA contract.

69 Mr. Balduf expressed concern about negative feedback from residents, whereas others
70 voiced no concerns, given that those speeding are endangering residents in the community.

71

72 **On MOTION by Mr. Dean and seconded by Mr. Holt, with Mr. Dean, Mr. Holt,**
73 **Mr. Self and Mr. Robinson in favor and Mr. Balduf dissenting, authorizing Mr.**
74 **Burke to obtain a proposal from the Bay County Sherriff's Department to engage**
75 **off-duty personnel to patrol and enforce traffic violations in the CDD, on a test**
76 **basis. [Motion passed 4-1]**

77

78 **FOURTH ORDER OF BUSINESS**

District Counsel: Discussion/Consideration Update

81 **A. Stormwater Facility Management Services Agreement (CDD approved, awaiting POA approval)**

83 **B. POA Maintenance Agreement (CDD approved, awaiting POA approval)**

- 84 • **Landscape Standards**

85 Mr. Burke stated that these Agreements are pending.

86 **C. Wild Herson Way Ownership - HWY 98 to Covington Bridge**

87 Mr. Burke distributed and reviewed Mr. Slonina’s Memorandum and the map in the
88 agenda. He discussed his and Mr. Dean’s research and noted that, since the results differ, he is
89 waiting on the title search from the bridge to Highway 98 before providing an opinion as to how
90 much right-of-way (ROW) the CDD owns.

91 Discussion ensued about the County possibly incorrectly indexing the title, reviewing the
92 plans for Regents Bank and Mr. Dean’s research indicating that St. Joe Company chose the
93 plantings and completed the irrigation improvements when it was a two-lane road, not the CDD.

95 **FIFTH ORDER OF BUSINESS**

District Ecologist: Discussion/Consideration /Update

97 **A. Wildlife Signage Proposal**

99 Ms. Womack stated, after giving Mr. Dragonette additional information, he wanted to
100 inspect certain signage and has yet to submit a proposal.

101 **B. DEP Conservation Easement Swap**

102 Ms. Womack stated that a response from the Department of Environmental Protection
103 (DEP) is pending. There is no statutory clock for the County to respond to the land swap request.

104 **C. Firewise**

105 Ms. Womack stated that the CDD’s portion of the work is completed. This item was
106 inadvertently placed on the agenda and will be removed from future agendas.

107 **D. Brightview Landscape Services, Inc., Rewatering Options**

108 Ms. Womack stated the proposal for additional rewatering options is pending. The hydro
109 seeding project, which was supposed to be finished this week, has not started. Mr. Holt stated
110 that it was started last week and he took pictures but, in his opinion, they did a terrible job.

111 Discussion ensued regarding the project outside the gate and the need for additional
112 watering for the projects inside and outside the gate, due to current weather conditions.

113

114 **SIXTH ORDER OF BUSINESS**

**Ratification of Civil BCL Contractors, Inc.,
115 Proposal for Wild Heron Box Culvert Repair**

116
117 Ms. Sanchez presented the Civil BCL Contractors, Inc., proposal to repair the box culvert,
118 which was progressively worsening each week.

119

120 **On MOTION by Mr. Balduf and seconded by Mr. Robinson, with all in favor, the**
121 **Civil BCL Contractors, Inc., Proposal to repair the Wild Heron box culvert, in a**
122 **not-to-exceed amount of \$25,485, was ratified.**

123

124

125 **SEVENTH ORDER OF BUSINESS**

Ratification of Extreme Land, Change Order
126 #1 – 14 Watering Events

127

128 Ms. Womack outlined the scope of services, which commenced April 21, 2023.

129

130 **On MOTION by Mr. Holt and seconded by Mr. Dean, with all in favor, Extreme**
131 **Land Clearing & Excavation, Change Order #1 for 14 Watering Events, in a not-**
132 **to-exceed amount of \$10,668.98, was ratified.**

133

134 **On MOTION by Mr. Holt and seconded by Mr. Dean, with all in favor, authorizing**
135 **Ms. Womak to enter into an additional contract with Extreme Land Clearing &**
136 **Excavation, for additional watering events, as needed, at the same price, was**
137 **approved.**

138

139

140 **EIGHTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial
141 Statements as of March 31, 2023

142

143 **On MOTION by Mr. Dean and seconded by Mr. Self, with all in favor, the**
144 **Unaudited Financial Statements as of March 31, 2023, were accepted.**

145

146

147 **NINTH ORDER OF BUSINESS**

Approval of April 3, 2023 Regular Meeting
148 Minutes

149

150 **On MOTION by Mr. Robinson and seconded by Mr. Balduf, with all in favor, the**
151 **April 3, 2023 Regular Meeting Minutes, as presented, were approved.**

152

153

154 TENTH ORDER OF BUSINESS

Staff Reports

155

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

157 B. District Counsel: Burke Blue

158 C. District Engineer: McNeil Carroll Engineering, Inc.

159 There were no reports from Staff.

160 D. District Manager: Wrathell, Hunt and Associates, LLC

161 • 478 Registered Voters in District as of April 15, 2023

162 • NEXT MEETING DATE: June 5, 2023 at 2:00 P.M. (Central Time)

163 ○ QUORUM CHECK

164

165 ELEVENTH ORDER OF BUSINESS

Board Member Comments

166

167 Regarding if any Seats expire this year. Ms. Sanchez stated three Seats are up for election
168 in November 2024 and two in November 2026.

169 A Board Member commended Mr. Carroll on a great job answering questions about the
170 road resurfacing project within the gate to the driving range.

171 Mr. Holt asked Ms. Allewelt to obtain permission from the HOA Board to e-blast advising
172 contractors to avoid damaging the sod recently installed for the Phase 1 CDD roadway project.

173 Due to a security incident in the County, Mr. Dean thinks the HOA should consider
174 deactivating all key fobs and have residents re-register. Ms. Allewelt stated she audits the access
175 control list every six months. It was noted that St. Joe is considering one sticker that works for
176 the Beach Club, Creek and Shark’s Tooth. Suggestions were made to increase the price of the
177 stickers, cross reference stickers with vehicles and only deactivate unknown fobs.

178

179 TWELFTH ORDER OF BUSINESS

Public Comment

180

181 No members of the public spoke.

182

183 THIRTEENTH ORDER OF BUSINESS

Adjournment

184

185 On MOTION by Mr. Holt and seconded by Mr. Self, with all in favor, the meeting
186 adjourned at 3:12 p.m., Central Time.

187
188
189
190
191
192
193

Secretary/Assistant Secretary

Chair/Vice

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413

²Shark's Tooth Clubhouse, 2003 Wild Heron Way, Panama City Beach, Florida 32413

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2022	Regular Meeting	3:00 PM (Central Time)
December 5, 2022	Regular Meeting	3:00 PM (Central Time)
February 6, 2023	²Joint CDD/POA Regular Meeting	3:00 PM (Central Time)
March 6, 2023	²Regular Meeting	2:00 PM (Central Time)
April 3, 2023	²Regular Meeting	2:00 PM (Central Time)
May 1, 2023	²Regular Meeting	2:00 PM (Central Time)
June 5, 2023	²Regular Meeting	2:00 PM (Central Time)
August 7, 2023	²Public Hearing and Regular Meeting	2:00 PM (Central Time)