

**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 7, 2025 at 2:00 p.m. (Central Time), at the Office of the POA, 1110 Prospect Promenade, Panama City Beach 32413.

Present:

David Holt
David Dean
Thomas Balduf
Joel Stephens
Kenneth Black

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Cindy Cerbone
Chris Conti
Mike Burke
Robert Carroll
Bethany Womack
Courtney Bolla
Chris Brown
Kevin Dupont
Kelly Fredrickson

District Manager
Wrathell, Hunt and Associates, LLC (WHA)
District Counsel
District Engineer
Ecologist/District Operations Manager
POA Community Association Manager
Resident/Architectural Review Board (ARB)
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 2:02 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Update/Report: Guardhouse

Ms. Bolla distributed her Report and noted the following:

- Data for Watersound Club was collected on Fridays, Saturdays and Sundays. One or two guards failed to log vehicles for numerous hours on several days. This information was sent to

TriCorps Security (TriCorps), and she is working with them to ensure that the matter is addressed.

- The color of the construction passes was changed due to the suspicion that passes are being copied or shared. Every contractor received a new pass but, due to ongoing concerns, guards were instructed to pull those passes and write a new pass if they suspect fraudulent use.
 - Repaving at the guardhouse was completed.
- Discussion ensued regarding guard training issues.

Ms. Bolla stated the guards in question will receive more training. It is believed that the guards in question also repeatedly left the gate open and/or failed to lower it between vehicles.

FOURTH ORDER OF BUSINESS

District	Engineer:	Discussion/
Consideration/Update/	Ratification	

A. Status of Traffic Consultant

Mr. Carroll stated the traffic counting tubes will be installed going in and out of the Guard House ingress/egress and at the Clubhouse during the first week of June. Another traffic study consultant was not located so the original consultant will perform the traffic study. While he is onsite, the future dates in July or August will be scheduled.

A Board Member asked for homeowners to be informed that the CDD is taking initiative and moving as quickly as possible, but the project is time consuming.

Discussion ensued regarding placement of the tubes and counting internal and external traffic.

Mr. Carroll stated that the tubes will be placed at the gate ingress and egress and at the entrance to the Clubhouse. The goal is to determine how many vehicles entering are going to the Clubhouse.

A Board Member suggested a tube be placed at the end of Wild Heron Way near the driving range, to count traffic to and from the maintenance area.

B. Ratification: CWR Contracting, Inc., Change Order 1 (Repair Asphalt Deficiency Located North of Bridge)

Mr. Carroll presented Change Order 1 and noted that the asphalt deficiency north of the bridge was discovered before paving started, so it was repaired on an emergency basis. The repair was more extensive than anticipated but the contractor honored their quoted price.

Ms. Cerbone stated that District Management has not received any of the invoices; therefore, to expedite the payment, Mr. Carroll should provide email approval.

On MOTION by Mr. Holt and seconded by Mr. Dean, with all in favor, CWR Contracting, Inc., Change Order 1 for Repair of the Asphalt Deficiency North of the Bridge, in the amount of \$10,970, was ratified.

Mr. Holt presented pictures of a difficult portion of roadway and voiced his opinion that a Change Order to widen part of the roadway is needed before the roadway striping is applied, to prevent cars and semis from causing damage over time due to washout. The potholes on Marsh Pointe Lane and Wild Heron Way also need repairs. Staff is working with the sprinkler company to ensure leaks are repaired. In the future, it will be necessary to pursue this with the POA and the sprinkler company, but an emergency repair is justifiable.

Ms. Cerbone stated some other public CDD roadway work must be addressed while the contractor is on site. She suggested approving a not-to-exceed amount so that issues discussed at the meeting and any other issues found can be addressed and ratified at a future meeting.

Discussion ensued regarding on-site observations, potential roadway repairs and additional quotes obtained.

On MOTION by Mr. Balduf and seconded by Mr. Holt, with all in favor, authorizing repair of additional known and unknown CDD roadway paving issues, in a not-to-exceed amount of \$40,000, was approved.

Ms. Cerbone stated, in the event of a safety issue, the Chair, District Management, District Counsel and the District Engineer are authorized to take action outside of a Board meeting. She noted that reserves are also available to fund repairs.

Discussion ensued regarding Mr. Holt's suggestion to widen the roadway near the exit.

On MOTION by Mr. Holt and seconded by Mr. Black, with all in favor, expanding the roadway, as discussed, in a not-to-exceed amount of \$10,000, and authorizing the Chair to execute, was approved.

Mr. Holt thinks, with the Change Order just approved, paving should be completed by the end of next week if there is no rain delay. It was noted that reflectors will be installed.

A Board Member asked if the stones that were previously in the S-curve were eliminated.

Mr. Holt stated that he complained about the dead Bahia grass along the side of the road that was only watered twice per week. Now that the rains have resumed the grass is turning green; if any dead spots remain he will ask that they be addressed.

FIFTH ORDER OF BUSINESS

District	Counsel:	Discussion/ Update/Ratification
----------	----------	------------------------------------

A. Update: Waterway Signage (No Wake, Speeding)

Mr. Burke stated he will check the locations on Sunday; when he obtains the GPS coordinates they will be inserted in the Resolution.

B. Discussion: Potential turnover of Wild Heron Way, Guard House to 98

Mr. Burke asked if the CDD still intends to turn over the Guard House. Mr. Holt expressed support for keeping several hundred feet in front of the Guard House. Mr. Burke stated that a survey will be needed. He noted that most private communities have an approach area perpendicular to the right-of-way (ROW); when the CDD is ready to turn it over, they can define the area. He noted that there is no ability to negotiate the easement, as it was granted by St. Joe; they could turn it over to the County. He recommended turning the road over first and leaving the bridge for another time, as the County might not accept it.

Mr. Dean stated that this has been discussed for several years; the original approach was to turn over from the Guard House out, but the County was unwilling to take the bridge. The idea of connection fees or a revenue stream to the CDD were not feasible.

Mr. Burke stated the County can fund maintenance of the bridge through assessments for all who use the bridge; State Statutes provide that counties can agree to turn roadways developed privately over to an owners' association provided that it meets certain criteria, including proving that it can maintain the roads. The challenge is that the CDD does not have that same Statutory authority. The road must first be granted to the County, which could turn it over to the POA. The POA has demonstrated its ability to maintain the road. Due to the need to pay off bonds, the turnover might occur in 2026.

Discussion ensued regarding the POA's support for reducing the obligations of the CDD, the CDD's inability to assess St. Joe's and the payments made to a POA.

Ms. Cerbone suggested that Items 5A and 5B remain on the agenda for District Counsel. For the District Engineer, Item 4A, "Status of Traffic Consultant", will remain on the agenda until the first phase of work is completed and the Board will determine when the second phase will be done. Underneath Item 4B, related to ratification, unless something requires ratification at the next meeting, she suggested the title "Status of Road Resurfacing and Related Items". The Board Members agreed.

Resident Kelly Fredrickson expressed concern about the pavement at the Marsh Pointe Lane intersection and other issues not related to irrigation. It was noted that as problems are discovered, they will be addressed.

SIXTH ORDER OF BUSINESS

District	Ecologist:	Discussion/
Consideration/Update		

A. Update: Conservation Easement Swap - Survey & Legal Status

Ms. Womack stated the Conservation Easement Swap is still under review because the acreage is significantly more than estimated as a survey for part of the maintenance roadway that should not have been included was mixed in among the conservation easement surveys. Areas originally excluded from the swap must now be included because the total acreage was significantly higher. A Release will be prepared and a copy given to the CDD before it is recorded.

Discussion ensued regarding the final review process and the surveys.

Ms. Womack stated the process will not be delayed. She will provide the final review letter to Ms. Bolla for circulation to the Board and Staff.

I. Walking Trails

II. Walking Trails Map

Ms. Womack stated it was difficult to find one document depicting all the walking trails so she presented the best she could find. Referring to the map, she discussed the following:

- A "Trail to Nowhere" begins on Salamander Trail and goes to the golf course and stops.
- A trail of elevated boardwalks on Wild Heron Way has a section going to the end of Little Hawk and a section going to Wild Heron.

➤ A non-elevated, mowed and maintained trail in a Conservation Area at the end of Meadowlark, only accessible from the golf course at Hole 3, is also noted as a Nature Trail Area.

Ms. Womack identified a ROW running behind a pond that is intended for a Nature Trail that is not mowed, maintained or constructed. However, when completed, its path would connect to the boardwalk and come out to Salamander Trail.

Ms. Cerbone recalled a request for the Board to consider unfinished trails and asked if the Board Members are interested in exploring enhancement or finishing of some of the trails.

The Board Members replied affirmatively.

Ms. Womack stated the only other area shown that is listed as a trail is a small loop in Area H, near the first curve on Wild Heron Way. It is inside one of the areas proposed to take out of the land swap. For the most part, the trails are either in place or in a mowed and maintained area that can be defined if the Board wishes to define them, except for the area behind the pond. There is a pathway in that heavily wooded wetland area, which is owned by the CDD specifically for that boardwalk. Completion of the trail in that area will require elevation and Florida Department of Environmental Protection (FDEP) permitting, as it is within a wetland.

Mr. Dean feels a responsibility to provide and maintain the nature trails promised by the original Builders and Developers. He stated that, for many years after St. Joe purchased the golf course in 2007, they allowed residents to walk the golf cart trails after hours when it did not interfere with golf. But St. Joe is now very adamant that the golf course is private property, as is their right, and they prohibit walking on the golf course, riding bicycles, etc.

Ms. Womack stated that the trail could be accessed from the Salamander Trail side; without the golf course's permission the trail could not be accessed from the Meadowlark side without crossing golf course property.

Discussion ensued about needing an Easement Agreement with St. Joe for access and the need to extend the nature trail through the mitigation area that connects to Meadowlark.

Mr. Holt asked Ms. Womack to provide an estimated timeframe and cost for the project. It was noted that re-boardwalk is \$160,000; 10 to 20 pilings were replaced.

Discussion ensued about determining which portions of the trail must be elevated and the work necessary to provide a non-elevated walking trail in the current grade, including bushhogging and installing fill.

Ms. Womack stated she would need to examine the acres impacted and the associated mitigation cost; she can provide a comparison and estimate the mitigation costs if the FDEP will permit something like that. The FDEP prefers an elevated path, but both can be considered.

It was noted that the cost to redo one portion of the original trail off Wild Heron Way is approximately \$40,000 and the area in question, along the pond, is forested. Trees would need to be removed or access to the cart path would need to be granted by St. Joe.

Mr. Dean will work with Mr. Brown, Ms. Womack and Ms. Bolla to determine the feasibility of this project.

Ms. Cerbone stated that the proposed Fiscal Year 2026 budget will be presented in June; she will need to know how much to budget within the next two weeks. The consensus was that, due to more pressing priorities, the POA will survey homeowners to determine the level of interest and nothing will be budgeted in Fiscal Year 2026. Prior to the Fiscal Year 2027 budget being presented, Staff will develop a plan and cost estimate for the Nature Trail Enhancement.

B. Update: DEP Violation (1501 Sweetbay Trail/CDD Tree Damage)

Ms. Womack stated that the FDEP issued the permit today; she shared the permit drawing. The permit requires the property owner to install the pavers, leave the fill and install the two culverts, which will be 15' off the ROW. Two pipes will be installed, trash and debris around the remaining wetland area must be cleaned up and wetland plants must be installed around the wetland area. If the property owner does all of this, the FDEP will close the permit. If the CDD, POA or ARB have anything else to say that would be separate.

Mr. Holt stated that property owners need to clean up the parking lot they have created on CDD land; CDD land runs along the edge of the property owner's driveway within 6" and the property owner needs to repair the damages to CDD property.

Mr. Brown suggested that a survey is needed due to the property owner dumping debris on an unused neighboring lot and potential effects on the culvert.

Mr. Holt noted that flooding has been a recent issue.

Ms. Cerbone suggested Mr. Burke compose a letter to be sent via certified mail.

Discussion ensued regarding the FDEP permit, proximity to the conservation area, the need for the homeowner to hire a licensed professional to perform the necessary work, considerations affecting the conservation area as a result of the culverts and who the homeowner might hire to mitigate the flow from the culverts.

Mr. Burke stated the harm to adjacent neighbors at 1503 and 1505 Sweetbay Trail gives those neighbors true standing to challenge the FDEP permit. One neighbor's HVAC system experienced flooding and the vacant lot will need to install fill in order to utilize their property.

Ms. Cerbone suggested the District Engineer contact the property owner.

This item will be included on the next agenda, under the District Engineer's Report.

The meeting recessed at 3:27 p.m. and reconvened at 3:38 p.m.

C. FPL Line/Tree Trimming and Other Applicable Fire Wise Protocol

Ms. Womack stated she is trying to reach the Florida Power & Light (FPL) representative.

D. Consideration of Proposals for Wildlife Signage on Wild Heron Way.

Ms. Womack stated proposals were presented at the last meeting and were tabled. Advanced Sign Solutions' estimated cost is \$710 per sign for two 18" x 24" signs on a post.

Discussion ensued regarding the signs, material and durability.

Mr. Dean recommended applying a sealant to the post for durability.

On MOTION by Mr. Balduf and seconded by Mr. Black, with all in favor, the Advanced Sign Solutions proposal for wildlife signage on Wild Heron Way, in a not-to-exceed amount of \$10,000, was approved.

E. Update: The Lake Doctors, Inc. Second Quarter Inspection Report

Ms. Womack presented the Report. The lakes look good. Treatments are recommended for Torpedo grass at the Meadowlark large pond and the Sawgrass Court pond. Treatments are recommended now, while vegetation is at an early stage of growth. A proposal was requested; the cost is approximately \$500.

Mr. Dean asked about the Cogon grass. Ms. Womack stated that the areas she is monitoring are doing ok. The golf course continues cutting so it has not spread; the landscape contractors are doing a good job controlling it at the Wild Heron entry off US-98. Small patches on Meadowlark and Turtleback look good; she will inspect and continue monitoring the areas.

Mr. Dean noted that an expert advised that Cogon grass will continue spreading and choke out native vegetation. Ms. Womack stated it could choke out native vegetation if the contractors do not get and keep it under control.

Mr. Dean advised Mr. Carroll that a drain at the western end of Marsh River Run is completely blocked by growth. Mr. Carroll will address it.

Mr. Holt stated, as more houses are built, FireWise remediations are performed on conservation areas and on vacant lots in proximity to new homes. The equipment sank this year because the ground was wet, leaving ruts with standing water that will contribute to mosquito breeding. He suggested that lighter equipment will be needed in the future. Ms. Womack stated mosquito spraying was done in the area. When the ground is dry the grasses will be cut again.

SEVENTH ORDER OF BUSINESS**Discussion Items**

- **Speeding on WHW**

- **Determine New Location for Radar Sign/Approval of Addition of Two (2) Signs**

Mr. Black stated he is generating reports based on the data but has technical issues. If he did it again he would purchase signs with an easier interface. The POA sign facing west was moved to the opposite direction, to monitor eastbound traffic. He presented charts and noted that about the same number of vehicles pass through in both directions; the majority of vehicles obey the 30 miles per hour (mph) speed limit. The maximum westbound speed was 49 mph; the maximum eastbound speed was 53 mph. Inbound morning traffic includes contractors and golf club members, who all leave in the afternoon. The last chart compares average speeds; speeds are higher in the morning entering and exiting, likely due to contractors and employees. If more signs are procured he recommends ones with cloud data storage for ease of downloading.

Mr. Holt suggested Mr. Black find out if the vendor offers attachments or upgrades to improve the capability of the signs.

Discussion ensued regarding speeding observations.

EIGHTH ORDER OF BUSINESS**Continued Discussion: Fiscal Year 2026
Proposed Budget**

This item was presented following the Fourteenth Order of Business.

NINTH ORDER OF BUSINESS**Public Comment**

This item was presented following the Fourteenth Order of Business.

TENTH ORDER OF BUSINESS**Review of Disaster Debris Removal and Disposal Services Proposal from CTC Disaster Response, Inc.**

Mr. Conti stated that the only respondent to the Disaster Debris Removal and Disposal Services Request for Proposals (RFP) was from the current vendor. No responses were received for the Disaster Debris Monitoring and Reimbursement Management Services RFP. Staff would like to readvertise the RFP because the Federal Emergency Management Agency (FEMA) likes to see competitive bids.

Ms. Cerbone stated that, because only one bid was received, readvertising will show that the CDD made an effort to keep the RFP open. The good news is that the CDD is covered for hurricane season by a Debris Removal and Disposal Services and a Debris Monitoring and Reimbursement Management company. In an abundance of caution Staff wants to ensure that everything possible has been done to qualify for FEMA reimbursement.

Discussion ensued regarding the scope of work for each RFP, storm cleanup, republishing the RFPs and the strict requirements for receiving FEMA reimbursements.

On MOTION by Mr. Holt and seconded by Mr. Black, with all in favor, the Request for Proposals for Disaster Debris Removal and Disposal Services and the Evaluation Criteria, and authorizing Staff to advertise, was approved.

ELEVENTH ORDER OF BUSINESS**Authorization of RFP for Disaster Debris Monitoring and Reimbursement Management Services; Approval of Evaluation Criteria and Schedule**

On MOTION by Mr. Holt and seconded by Mr. Dean, with all in favor, the Request for Proposals for Disaster Debris Monitoring and Reimbursement Management Services and Evaluation Criteria and Schedule, and authorizing Staff to advertise, was approved.

TWELFTH ORDER OF BUSINESS**Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Update: Presentation of Disaster Preparedness 2025

Mr. Conti stated he and Ms. Cerbone contacted four Bay County Emergency Operations Center (EOC) representatives. Ms. Cerbone stated the EOC presentation was emailed to the Board. EOC staff might be busy, so it might be better to contact them individually or partner with the POA.

This item will be removed from the agenda.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Accepting the Assessment Roll Attached Hereto and Providing an Effective Date

Mr. Conti distributed and presented the Bond Refinancing Analysis prepared by FMSbonds, Inc., which shows the value of the current bonds, the new bond and the savings summary reflecting a total savings of \$366,100.

Mr. Conti presented the Final First Supplemental Special Assessment Methodology and reviewed the pertinent information and the Tables and Exhibits.

Mr. Conti presented Resolution 2025-06.

On MOTION by Mr. Holt and seconded by Mr. Dean, with all in favor, Resolution 2025-06, Accepting the Assessment Roll Attached Hereto and Providing an Effective Date, was adopted.

▪ **Continued Discussion: Fiscal Year 2026 Proposed Budget**

This item, previously the Eighth Order of Business, was presented out of order.

Mr. Conti and Ms. Cerbone reviewed the amounts spent to date and the amounts to be budgeted for Fiscal Year 2026, for each line item that will change in Fiscal Year 2026. The following will be included in and/or removed from the proposed Fiscal Year 2026 budget:

- A one-time \$5,000 fee for the Management O&M Methodology.

- A \$7,500 fee for the Traffic Consultant will be included in the Engineering line item in Fiscal Year 2025, and again in Fiscal Year 2026. It is anticipated that the Board will direct the next traffic study to be in October of the next fiscal year; if not, it will be deleted.
- A two-time \$2,500 fee for the Engineer O&M Report.
- A \$500 fee for EMMA® Software services for the SEC filing of the bonds.
- Meeting room rental of \$4,500 will be omitted from the budget.
- Insurance will increase to \$9,841.
- The total amount budgeted for Administrative Services will be \$144,076.
- Security management services will decrease to \$210,931 based on the previous contract.

Discussion ensued regarding the Security contract. Ms. Cerbone stated that TriCorps quoted a year-by-year rate, but then requested more; it is unclear how that will affect Fiscal Year 2026. She and Mr. Conti will speak with Ms. Bolla before contacting TriCorps; she expects the cost to increase.

Asked how the rover would be shared with the POA, Ms. Cerbone believes the roadway linear footage will be estimated; for instance, if the CDD has 70% of the linear footage, the CDD would pay the costs for the rover and bill the POA for its 30% cost share. A Cost Share Agreement would be in place with the POA. Mr. Burke believes a rover was shared in the past and it would be a reasonable way to share costs with the POA.

Discussion ensued regarding whether to fund the rover, cost sharing, the scope of services, limitations on authority, rules versus laws, Trespass Agreements, etc.

The Board consensus was for Staff to check the Security contract price and the increase, and budget the correct amount, with no extras.

- “Roadway resurfacing 98 to guard house” and “Road restriping, painting, other projects” will be removed, as both projects are underway now.
- “Bifurcated costs on Wild Heron Way” will be added.
- The total for shared costs including the current landscape contract and service items, will be \$263,809.
- The shared water agreement will be added in the amount of \$17,850, bringing the grand total to \$381,659.

Mr. Holt noted the need to be fiscally responsible for current and future property owners while also building reserves and not postponing necessary repairs.

Ms. Cerbone estimated that the CDD will go into Fiscal Year 2026 with about \$400,000 in Unassigned fund balance. Each year, the Unassigned fund balance can be increased as much as the Board directs. The roadwork currently underway is being paid for from reserve funds.

Mr. Holt supports building reserves and sealing and restriping the side roads.

- “Road projects” be increased to \$200,000.
- “District bridge projects” be increased to \$75,000.

Ms. Cerbone stated she does not include funding for expenditures in the budget unless it will be spent in the next year. She asked if the roads need to be resealed immediately. Mr. Holt stated they do not, but proposals need to be obtained. Ms. Cerbone stated, to meet that objective, she will make the “Road projects” and “District bridge projects” changes as previously stated. She noted the desire to have a fully loaded CDD budget so that, if a different approach is taken to Operation & Maintenance (O&M) assessments, everything and anything that is being spent that adds benefit to the golf course and the residents is included in the CDD budget, since the POA cannot assess the golf course, but the CDD can. That was one of the reasons that the bifurcation of the Wild Heron Way maintenance costs were recorded and the chart with backup was developed to determine the CDD portion of the expenses. She asked if the Board agrees with the approximate \$280,000 amount given by the POA .

Ms. Bolla noted that landscaping and pond maintenance is included; lights, irrigation costs and pine straw were not included. In her opinion, it would be difficult to determine the cost share for lighting; she thinks the best way to assign expenses to St. Joe or the golf course is through the landscaping contract.

Discussion ensued regarding replaced lights and the POA outsourcing the streetlights.

It was noted that, as the CDD budget increases, the POA budget should decrease.

- “Stormwater system repairs” will increase to \$48,000 due to Sweetbay Trail Pine pipe repairs. The stormwater management grand total will increase to \$71,150.
- “Tax collector” will increase to \$20,000.

Ms. Cerbone noted that property owners were not assessed for the total amount spent in Fiscal Year 2025, as reserves were used. As more assessments will be imposed this year, the tax collector fee will increase.

Ms. Cerbone stated O&M assessments were \$908 in Fiscal Year 2021, \$1,152 in Fiscal Year 2022, \$1,237 in Fiscal Year 2023, \$1,752 in Fiscal Year 2024, and \$1,145 in Fiscal Year 2025.

The proposed Fiscal Year 2026 budget is presented in June. While she does not recommend doing so, the Board can decide to utilize some of the CDD's reserves to lower assessments. It is important to budget a higher amount, which can be lowered before final adoption of the budget.

▪ **Public Comments**

This item, previously the Ninth Order of Business, was presented out of order.

No members of the public spoke.

Ms. Cerbone stated that the bond closing will be during the first week of June 2025. When the proposed Fiscal Year 2026 budget is presented, the old higher debt numbers will still be included. The reduction to debt will be evident in the adopted Fiscal Year 2026 budget.

FIFTEENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of March 31, 2025**

On MOTION by Mr. Balduf and seconded by Mr. Holt, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

SIXTEENTH ORDER OF BUSINESS

**Approval of April 2, 2025 Regular Meeting
Minutes**

The following change was made:

Line 270: Change "Aegis" to "Egis"

On MOTION by Mr. Black and seconded by Mr. Stephens, with all in favor, the April 2, 2025 Regular Meeting Minutes, as amended, were approved.

SEVENTEENTH 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 from the Ecologist, District Counsel or the District Engineer.
- D. District Manager: Wrathell, Hunt and Associates, LLC**

Ms. Cerbone stated, as part of the Fiscal Year 2026 budget, \$500 per year will be added for the EMMA® software service; it is required by the Securities and Exchange Commission.

On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, the EMMA® Filing Assistance Software Service License Agreement, in the annual amount of \$500, was approved.

- **NEXT MEETING DATE: June 4, 2025 at 2:00 PM Central Time [Presentation of FY2026 Proposed Budget]**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the June 4, 2025 meeting.

EIGHTEENTH ORDER OF BUSINESS

Board Member Comments

Mr. Holt stated only one internet service is currently available and service is slow; fiber optic companies are installing new service in the area, but a 10-year contract might be required.

Discussion ensued regarding greater internet speed at lower cost.

Ms. Cerbone stated the POAs usually handle internet.

NINETEENTH ORDER OF BUSINESS

Public Comment

No members of the public spoke.

TWENTIETH ORDER OF BUSINESS

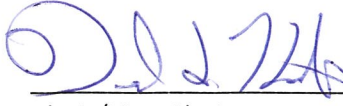
Adjournment

On MOTION by Mr. Holt and seconded by Mr. Stephens, with all in favor, the meeting adjourned at 5:12 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair

AS CDD
CHAR