

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT
DISTRICT**

November 5, 2025

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

<https://lakepowellcdd.net/>

October 29, 2025

Board of Supervisors
Lake Powell Residential Golf Community Development District

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

NOTE: Meeting Time

Dear Board Members:

The Board of Supervisors of the Lake Powell Residential Golf Community Development District will hold a Regular Meeting on November 5, 2025 at 10:00 a.m. (Central Time), at the POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach 32413. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Update/Report: Guardhouse
4. Review of TriCorps Security Master Services Agreement
5. Consider Authorization of RFP for Security Services; Approval of Evaluation Criteria
6. District Engineer: Discussion/Consideration/Update/Ratification
 - A. Speed Limit Sign Feedback from County on WHW
 - B. Drainage Repair Proposals - Covington Bridge (*the following to be provided under separate cover*)
7. Consideration of Halff Associates, Inc. Additional Services Confirmation and Change Order [Trip General Study Project]
8. District Counsel: Discussion/Consideration/Update/Ratification
 - A. Update: Waterway Signage (No Wake, Speeding)
 - B. Discussion: Potential turnover of Wild Heron Way, Guard House to 98
9. District Ecologist: Discussion/Consideration/Update
 - A. Discussion: Unmanaged Conservation Lands in Wild Heron
 - B. Update: Conservation Easement Swap - Survey & Legal Status
 - I. Walking Trails
 - II. Walking Trails Map

- C. FPL Line/Tree Trimming and Other Applicable Fire Wise Protocol
- 10. Consideration of Resolution 2026-01, to Designate the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Parking and Parking Enforcement; and Providing an Effective Date
- 11. Continued Discussion: Speeding on WHW
- 12. Additional Discussion Items
- NOTE: The following Items are not anticipated to be addressed during this meeting; said items will be discussed during the November 6, 2025 Special Meeting.**
- A. Discussion: Halff Associates, Inc. ITE/Trip Generation Study
- B. Discussion/Consideration: District Engineer Operations & Maintenance Report
- C. Discussion/Consideration: Operations and Maintenance Special Assessment Methodology
- 13. Acceptance of Unaudited Financial Statements as of September 30, 2025
- 14. Approval of October 8, 2025 Regular Meeting Minutes
- 15. 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*

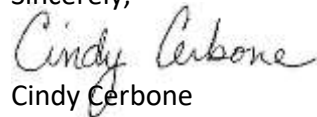
- Property Insurance on Vertical Assets
- Form 1 Submission and Ethics Training
- UPCOMING MEETINGS
 - November 6, 2025 at 10:00 AM (Central Time)
 - December 3, 2025 at 2:00 PM (Central Time)
- QUORUM CHECK

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	JOEL STEPHENS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	KEN BLACK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 16. Board Member Comments
- 17. Public Comment
- 18. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

**CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 354 2519**

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

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EVALUATION CRITERIA SHEET

Request for Proposals

SECURITY SERVICES

For the benefit of the respondents, the Board of Supervisors will utilize the criteria below during the selection process. The criteria are ordered from most important to least important in descending order.

Personnel Qualifications	25 percent
Security Services Experience	25 percent
Proposal Presentation	10 percent
Price	25 percent
Computer Experience	15 percent

Proposer	Notes

Board Member's Signature _____

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

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**ADDITIONAL SERVICES CONFIRMATION
AND CHANGE ORDER**

PURSUANT TO THE STANDARD FORM OF AGREEMENT FOR PROFESSIONAL SERVICES

BETWEEN

LAKE POWELL RESIDENTIAL GOLF CDD ("CLIENT")

AND HALFF ASSOCIATES, INC. ("HALFF")

DATED 9/12/2025

In accordance Article III Section h. of the Standard Form of Agreement for Professional Services by and between Halff and the Client referenced above (the "Agreement"), Client and Halff hereby mutually agree upon the terms set forth in this Additional Services Confirmation and Change Order (the "Change Order"). To the extent this Change Order conflicts with the Agreement, the Agreement shall control.

Project Information:

Project Name: Lake Powell CDD Trip Generation Study

Project Number (AVO): 62875.001

Additional Services:

Description of Additional Services to be performed by Halff:

Attend/participate one in-person meeting (two hours duration) on-site in lieu of two (assume 2-hour each) virtual meetings (includes mileage and meals).

Additional Services Fee:

Type: Lump Sum \$1,150.00

Upon full execution of this Change Order by Client and Halff, Halff shall commence performance of the Additional Services described herein in accordance with the terms and conditions of the Agreement.

Halff Associates, Inc.

Lake Powell Residential Golf CDD



Signed by an **Authorized Representative**

Signed by an **Authorized Representative**

Print Name: David Muntean Jr., PE

Print Name: _____

Title: Associate Vice President

Title: _____

Date Signed: 10/17/2025

Date Signed: _____

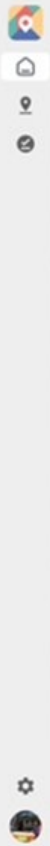
**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

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**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

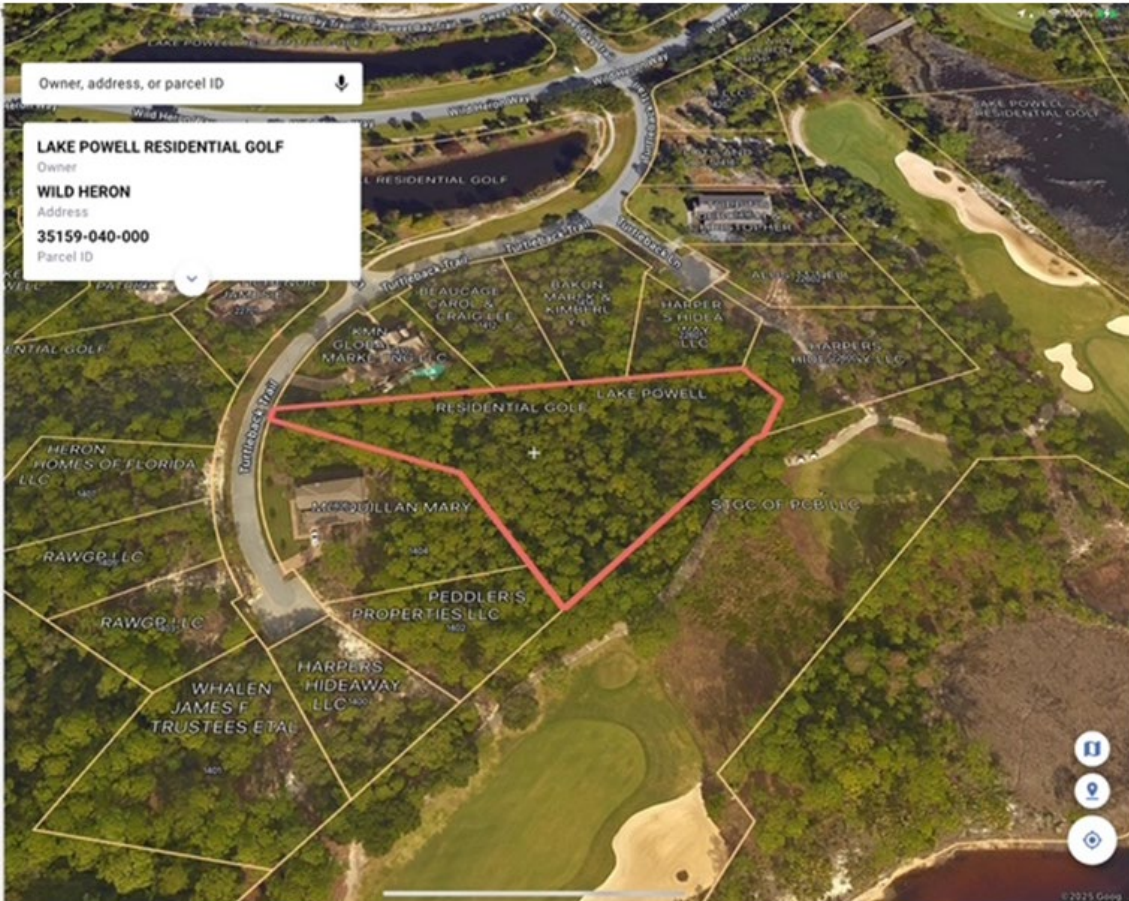
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Owner, address, or parcel ID

LAKE POWELL RESIDENTIAL GOLF
Owner
WILD HERON
Address
35159-040-000
Parcel ID



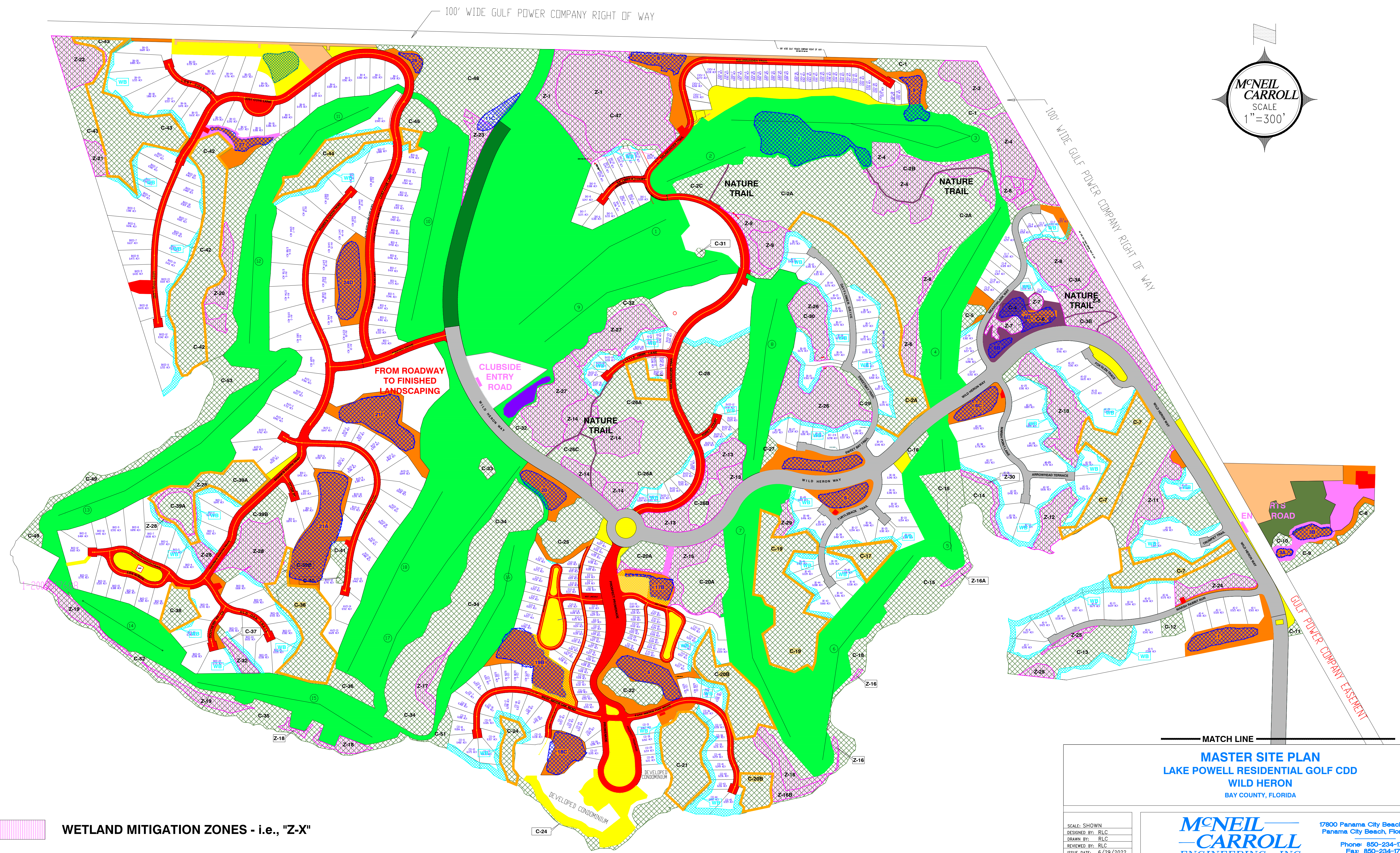
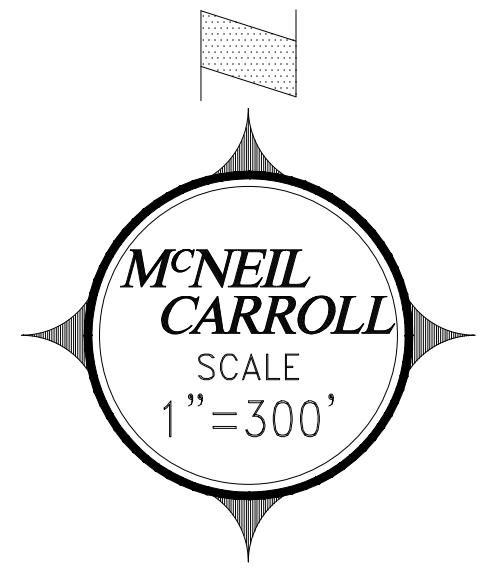
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**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

9B

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

9B11

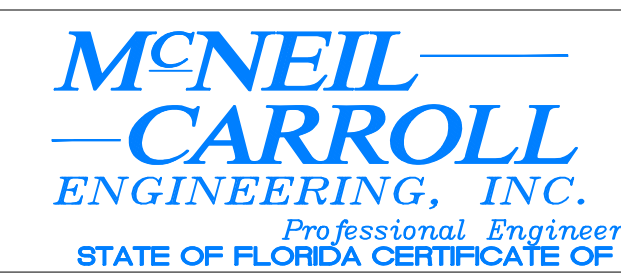


- WETLAND MITIGATION ZONES - i.e., "Z-X"
- WETLAND CONSERVATION - i.e., "C-X"
- WETLAND BUFFER - i.e., "WB"
- GOLF COURSE LIMITS
- POA ROADWAY
- CDD ROADWAY
- POA OWNERSHIP
- GOLF COURSE ROADWAY
- CDD OWNERSHIP

Conservation Areas outlines in orange are areas that were requested for future maintenance authorization

**MASTER SITE PLAN
LAKE POWELL RESIDENTIAL GOLF CDD
WILD HERON
BAY COUNTY, FLORIDA**

SCALE: SHOWN
DESIGNED BY: RLC
DRAWN BY: RLC
REVIEWED BY: RLC
ISSUE DATE: 6/29/2022
CF/D: 111801E01
NOT RELEASED FOR CONSTRUCTION
DATE:



17800 Panama City Beach Parkway
Panama City Beach, Florida 32413
Phone: 850-234-1730
Fax: 850-234-1731
Professional Engineering Consultants
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 7288

NO.	DATE	BY	REVISIONS
01			
02			
03			
04			
05			

Sean D. McNeil, P.E.
PROFESSIONAL ENGINEER
FL LC # 49303

Robert L. Carroll, P.E.
PROFESSIONAL ENGINEER
FL LC # 67988

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the Board desires to ratify the actions of the District staff to set a public hearing to adopt the *Rules Relating to Parking and Parking Enforcement* (“Policy”) attached hereto as **Exhibit A**; and

WHEREAS, to provide for efficient and effective District operations, the Board finds that it is in the best interests of the District to adopt the Policy and Suspension and Termination Rules.

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

Section 1. The Board intends to adopt the Policy, a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on the Policy at a meeting of the Board to be held on December 3, 2025 at 2:00 p.m. (Central Time) at Community Activity Room of POA, 1110 Prospect Promenade, Panama City Beach, Florida 32413.

Section 2. The Board desires to ratify the actions of District staff to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

Section 3. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED THIS 5TH DAY OF NOVEMBER, 2025.

ATTEST:

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A: Rules Relating to Parking and Parking Enforcement

EXHIBIT A

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

RULES RELATING TO PARKING ENFORCEMENT POLICY

ADOPTED

***** **, 2025**

LAKE POWELL RESIDENTIAL GOLF CDD

2300 Glades Road, Suite 410W

Boca Raton, Florida 33431

LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO PARKING ENFORCEMENT
(* **, 2025)**

In accordance with Chapter 190, *Florida Statutes*, and on * **, 2025, at a duly noticed public meeting, the Board of Supervisors of the Lake Powell Residential Golf Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District Property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.**

SECTION 1. INTRODUCTION. The District finds that Parked Vehicles, Commercial Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property, streets, alleys, and roadways cause hazards and danger to the health, safety, and welfare of District residents and the public. This Policy prohibits parking of Vehicles, Vessels, and Recreational Vehicles on property, streets, alleys, and roadways within the District, except in Designated Parking Areas, and provides the manner in which any such Vehicles, Vessels, or Recreational Vehicles shall be towed/removed consistent with this Policy.

SECTION 2. DEFINITIONS.

A. Commercial Vehicle(s). Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered, or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered, or leased to an individual person.

B. Delivery Vehicles(s). Any Commercial Vehicle engaged in the delivery activities, including but not limited to U.S. Postal Service, U.P.S., Fed Ex, and moving company Vehicles.

C. Service Vehicles(s). Any Commercial Vehicle engaged in the provision of services, including but not limited to lawn maintenance and service/technician Vehicles.

D. Vehicle(s). Any mobile item which normally uses wheels, whether motorized or not, including golf carts. For purposes of this Policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s).

E. Vessel(s). Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

F. Recreational Vehicle(s). A vehicle designed for recreational use, which includes, but is not necessarily limited to: motor homes, ATVs (small open motor vehicle with one or two seats and three or more wheels fitted with large tires, designed for use on rough ground), jet skis, campers, and trailers relative to same.

G. Parked. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.

H. Tow-Away Zone. District Property on which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.

I. Designated Parking Areas. Areas identified on **Exhibit A** where parking is permitted.

SECTION 3. ESTABLISHMENT OF TOW-AWAY ZONES. Vehicles may not be Parked on landscaped areas, streets, alleys, and roadways owned by the District, except in Designated Parking Areas. Further, Vehicles may not be Parked in the Designated Parking Areas in ***** between the hours of 11:00 p.m. to 6:00 a.m. All parked vehicles must appropriately display any legally required State-licensed identification, either temporary or permanent (e.g., state-issued license plate), to park in Designated Parking Areas. In addition to potential towing, the District will contact local law enforcement regarding Vehicles that do not display legally required State-licensed identification. Vehicles that extend beyond 240” (20 feet) in total length may not park on District Property. Vehicles may not be parked so as to occupy more than one marked parking spot.

Vessels, Recreational Vehicles, and any trailers (attached or unattached) may not be Parked on landscaped areas, streets, alleys, roadways, and Designated Parking Areas owned by the District. Vehicles, Vessels, Recreational Vehicles, and any trailers (attached or unattached) however, may be Parked on streets, alleys, and roadways owned by the District, but not on sidewalks, for up to 60 minutes while actively engaged in loading or unloading.

Landscaped areas, streets, alleys, and roadways owned by the District, except Designated Parking Areas, are hereby declared a Tow Away Zone. In addition, any Vehicle, Vessel, or Recreational Vehicle which is parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets and roadways within the District are hereby authorized to be towed.

Building and construction materials, trash, and refuse may not be stored or staged on District Property without prior approval of the District’s Board of Supervisors.

SECTION 4. DELIVERY VEHICLES, SERVICE VEHICLES AND GOVERNMENTAL VEHICLES. Delivery Vehicles and Service Vehicles may park on streets, alleys, and roadways while actively engaged in the operation of such businesses. Trailers associated with Service or Delivery Vehicles are permitted on streets, alleys, and roadways, but not on sidewalks and may not be unattached. Building and construction materials, trash, and refuse may not be stored or staged on District Property without prior approval of the District’s Board of Supervisors. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties. Any Vehicle parked on streets, alleys and roadways must do so in compliance with all laws, ordinances and codes.

SECTION 5. TOWING/REMOVAL PROCEDURES.

A. SIGNAGE AND LANGUAGE REQUIREMENTS. Notice of the Tow-Away Zones shall be approved by the District’s Board of Supervisors and shall be posted on District Property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

B. TOWING/REMOVAL AUTHORITY. To effectuate the towing/removal of a Vehicle, Commercial Vehicle, Vessel, or Recreational Vehicle, the District Manager or his/her designee may enter into and maintain an agreement with a firm authorized by Florida law to tow/remove such vehicles for the removal of the unauthorized Vehicle, Commercial Vehicle, Vessel, or Recreational Vehicle at the owner’s expense. The Vehicle, Commercial Vehicle, Vessel, or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.

C. AGREEMENT WITH AUTHORIZED TOWING SERVICE. The District’s Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

D. LAW ENFORCEMENT. The District hereby authorizes law enforcement personnel of Bay County, Florida, and other units of government to enforce the provisions of this rule, and to enforce any and all traffic and parking laws on the District streets and roadways. The District may enter into one or more traffic enforcement agreements in order to effect the provisions of this Section 6.D.

SECTION 6. SOVEREIGN IMMUNITY. Nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

EXHIBIT A – *Designated Parking Areas*

Effective date: *** **, 2025

[ATTACH EXHIBIT A TO SHOW DESIGNATED PARKING AREAS]

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2025**

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	General Fund	Debt Service Fund Series 2012	Debt Service Fund Series 2025	Total Funds
ASSETS				
Operating account				
Cash	\$ 1,474,717	\$ -	\$ -	\$ 1,474,717
Investments				
Revenue	-	-	164,565	164,565
Reserve	-	-	30,000	30,000
Cost of Issuance	-	-	5,254	5,254
Prepayment A	-	-	4,042	4,042
Interest	-	-	36,576	36,576
Deposits	2,445	-	-	2,445
Prepaid expense	9,507	-	-	9,507
Total assets	<u>\$ 1,486,669</u>	<u>\$ -</u>	<u>\$ 240,437</u>	<u>\$ 1,727,106</u>
LIABILITIES & FUND BALANCES				
Liabilities:				
Accounts payable off-site	\$ 21,406	\$ -	\$ -	\$ 21,406
Accounts payable on-site	9,198	-	-	9,198
Total liabilities	<u>30,604</u>	<u>-</u>	<u>-</u>	<u>30,604</u>
Fund balances:				
Committed				
Disaster	150,000	-	-	150,000
Restricted for:				
Debt service	-	-	240,437	240,437
Assigned to:				
3 months working capital	221,899	-	-	221,899
Unassigned	1,084,166	-	-	1,084,166
Total fund balances	<u>1,456,065</u>	<u>-</u>	<u>240,437</u>	<u>1,696,502</u>
Total liabilities and fund balances	<u>\$ 1,486,669</u>	<u>\$ -</u>	<u>\$ 240,437</u>	<u>\$ 1,727,106</u>

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 672,947	\$ 664,917	101%
Interest & miscellaneous	2,195	27,293	1,000	2729%
Total revenues	<u>2,195</u>	<u>700,240</u>	<u>665,917</u>	105%
EXPENDITURES				
Administrative				
Supervisors	4,951	9,258	9,689	96%
Management	2,596	31,153	31,153	100%
Accounting	918	11,012	11,012	100%
Assessment roll prep	1,209	14,510	14,510	100%
Audit	-	8,350	7,800	107%
Legal	1,080	5,940	12,000	50%
Engineering	5,533	13,280	13,280	100%
Postage	290	2,062	1,775	116%
Telephone	87	1,050	1,050	100%
Meeting room rental	-	600	4,500	13%
Website maintenance	-	-	750	0%
ADA website compliance	-	-	210	0%
Insurance	-	8,481	8,542	99%
Printing and binding	125	1,500	1,500	100%
Legal advertising	411	1,642	2,500	66%
Other current charges	-	1,317	1,200	110%
Office supplies	-	-	500	0%
Special district annual fee	-	-	175	0%
Contingencies	121	121	-	N/A
Trustee	-	4,246	7,431	57%
Arbitrage	-	750	1,200	63%
Dissemination agent	83	1,000	1,000	100%
Total administrative	<u>17,404</u>	<u>116,272</u>	<u>131,777</u>	88%
Security				
Security management services	29,120	221,798	244,608	91%
Total security	<u>29,120</u>	<u>221,798</u>	<u>244,608</u>	91%

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
EXPENDITURES(continued)				
Field Operations				
Lake wetland & upland monitoring				
Mitigation and monitoring				
Prescribed fires and gyro mulching	-	15,676	46,050	34%
Ecologist	-	11,010	57,980	19%
Wetland Monitoring	-	26,345	-	N/A
Upland Mitigation Area Maintenance	-	849	-	N/A
Total lake wetland & upland monitoring	<u>-</u>	<u>53,880</u>	<u>104,030</u>	52%
LANDSCAPE AND IRRIGATION EXPENSES				
Irrigation Repairs and Maintenance	-	18,175	-	N/A
Total landscape & irrigation repairs	<u>-</u>	<u>18,175</u>	<u>-</u>	
Roadway services				
Bridge repairs and maintenance	-	43,650	50,000	87%
Roadway repairs and maintenance	-	2,850	50,000	6%
Roadway resurfacing 98 to guard house	74,338	510,302	700,000	73%
Road restriping, painting, other projects	-	-	30,000	0%
Total roadway services	<u>74,338</u>	<u>556,802</u>	<u>830,000</u>	67%
Stormwater management				
Operations	-	-	17,250	0%
Pond aeration	2,367	7,427	5,000	149%
Electricity - lift stations	-	-	900	0%
Stormwater system repairs	-	5,700	18,000	32%
Total stormwater management	<u>2,367</u>	<u>13,127</u>	<u>41,150</u>	32%
Other charges				
Tax collector	-	13,459	13,852	97%
Feral swine removal	-	-	500	0%
Cost share-amenity: Meeting room rental	-	50,000	-	N/A
Damage Reimbursement	3,870	3,870	-	N/A
ITE Study	2,394	2,394	-	N/A
Total other charges	<u>6,264</u>	<u>69,723</u>	<u>14,352</u>	486%
Total expenditures	<u>129,493</u>	<u>1,049,777</u>	<u>1,365,917</u>	77%
Excess/(deficiency) of revenues over/(under) expenditures	(127,298)	(349,537)	(700,000)	
Fund balances - beginning	<u>1,583,363</u>	<u>1,805,602</u>	<u>1,515,887</u>	
Fund balances - ending				
Committed				
Disaster	250,000	250,000	250,000	
District bridge projects	25,000	25,000	25,000	
Road projects	100,000	100,000	100,000	
Storm system upgrades	50,000	50,000	50,000	
Assigned				
3 months working capital	347,886	347,886	347,886	
Unassigned	683,179	683,179	43,001	
Fund balances - ending	<u>\$1,456,065</u>	<u>\$1,456,065</u>	<u>\$ 815,887</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 SEPTEMBER 30, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ -	\$ 429,323	\$ 425,394	101%
Special assessment - direct bill	-	1,675	1,675	100%
Assessment prepayments	(4,042)	-	-	N/A
Interest	262	20,269	-	N/A
Total revenues	<u>(3,780)</u>	<u>451,267</u>	<u>427,069</u>	106%
Debt service				
Principal	-	240,000	245,000	98%
Interest	-	136,850	137,281	100%
Total debt service	<u>-</u>	<u>376,850</u>	<u>382,281</u>	99%
Other charges				
Property appraiser	-	153	-	N/A
Tax collector	-	8,434	8,862	95%
Total other charges	<u>-</u>	<u>8,587</u>	<u>8,862</u>	97%
Total expenditures	<u>-</u>	<u>385,437</u>	<u>391,143</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	(3,780)	65,830	35,926	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(82,469)	(753,820)	-	N/A
Total other financing sources/(uses)	<u>(82,469)</u>	<u>(753,820)</u>	<u>-</u>	N/A
Net change in fund balances	(86,249)	(687,990)	35,926	
Fund balance - beginning	86,249	687,990	665,500	
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 701,426</u>	

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES		
Assessment levy	\$ 81,775	\$ 81,775
Assessment prepayments	4,043	4,043
Interest	290	823
Total revenues	<u>86,108</u>	<u>86,641</u>
Debt service		
Cost of issuance	-	95,750
Total debt service	<u>-</u>	<u>95,750</u>
Other charges		
Trustee fees	6,750	6,750
Total other charges	<u>6,750</u>	<u>6,750</u>
Total expenditures	<u>6,750</u>	<u>102,500</u>
Excess/(deficiency) of revenues over/(under) expenditures	79,358	(15,859)
OTHER FINANCING SOURCES/(USES)		
Transfers in	82,468	753,820
Bond proceeds	-	1,761,000
Underwriters discount	-	(35,220)
Premium	-	48,608
Pmt to escrow agent	-	(2,271,912)
Total other financing sources/(uses)	<u>82,468</u>	<u>256,296</u>
Net change in fund balances	161,826	240,437
Fund balance - beginning	78,611	-
Fund balance - ending	<u>\$ 240,437</u>	<u>\$ 240,437</u>

Lake Powell
 Community Development District
 Series 2025 Refunding

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
10/31/2021	-	5.000%	36,198.33	36,198.33
04/30/2022	215,000.00	-	44,025.00	259,025.00
10/31/2022	-	5.000%	38,650.00	38,650.00
04/30/2023	227,000.00	-	38,650.00	265,650.00
10/31/2023	-	5.000%	32,975.00	32,975.00
04/30/2024	238,000.00	-	32,975.00	270,975.00
10/31/2024	-	5.000%	27,025.00	27,025.00
04/30/2025	250,000.00	-	27,025.00	277,025.00
10/31/2025	-	5.000%	20,775.00	20,775.00
04/30/2026	263,000.00	-	20,775.00	283,775.00
10/31/2026	-	5.000%	14,200.00	14,200.00
04/30/2027	277,000.00	-	14,200.00	291,200.00
10/31/2027	-	5.000%	7,275.00	7,275.00
04/30/2028	291,000.00	-	7,275.00	298,275.00
10/31/2028	-	5.000%	-	-
Total	\$1,761,000.00	-	\$362,023.33	\$2,123,023.33

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF STORMWATER COMPLIANCE MONIES
SEPTEMBER 30, 2025**

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**

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 October 8, 2025 at 2:00 p.m. (Central Time), at the POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach 32413.

Present:

David Holt	Chair
David Dean	Vice Chair
Kenneth Black	Assistant Secretary
Thomas Balduf	Assistant Secretary
Joel Stephens	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC (WHA)
Mike Burke	District Counsel
Robert Carroll	District Engineer
Bethany Womack	Ecologist/District Operations Manager
Courtney Bolla	POA Community Association Manager

Members of the public:

Bryce Mullen	David Fleet	Chris Brown
--------------	-------------	-------------

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 2:05 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

▪ **Consideration of Tire Damage Repairs**

○ **Bryce Mullen**

40 **This item, previously part of Item 13D, was presented out of order.**

41 Ms. Cerbone recalled an incident months ago in which two vehicles incurred tire damage
42 on Wild Heron Way. After reviewing very detailed bills documenting vehicle repairs provided by
43 Mr. Sweeney, rather than submitting an insurance claim, the Board directed District Counsel to
44 prepare a release and directed District Management to reimburse Mr. Sweeney for the repairs.
45 While a very similar request was received from Mr. Mullen, more detailed bills were requested
46 for the Board's consideration.

47 Mr. Mullen discussed the incident and the damage to his vehicle and presented his
48 detailed request for reimbursement. While two tires were damaged, it was necessary to replace
49 all four because those tires are not manufactured anymore.

50 The Board and Staff considered and discussed the documentation.

51 Ms. Cerbone stated that the bills submitted include an additional level of detail.

52 Mr. Dean asked if the tires had 10,000 miles of wear at the time of the incident. Mr.
53 Mullen replied affirmatively and stated that the tires were 25,000 mile rated tires.

54 **On MOTION by Mr. Holt and seconded by Mr. Balduf, with Mr. Holt, Mr. Balduf,**
55 **Mr. Stephens and Mr. Black in favor and Mr. Dean dissenting, reimbursing Mr.**
56 **Mullen \$2,583.36 for the repairs to his vehicle, and not submitting an insurance**
57 **claim, was approved. (Motion passed 4-1)**

58

59

60 Resident David Fleet asked the Board to reconsider giving the portion of Wild Heron Way
61 from the gate outward to the County. He recalled previous discussions and voiced his opinions
62 that it might be possible to recoup part of the cost of maintaining the road and questioned
63 whether St. Joe would be satisfied with how minimally the County would maintain it. He thinks a
64 sidewalk or cart path is needed and that the County would not build such an improvement, but
65 St. Joe might support it. He thinks more research is needed to explore revenue opportunities for
66 accessing a CDD road from property outside the CDD.

67 Resident Chris Brown stated he is in favor of giving the road back and suggested a
68 Maintenance Agreement whereby the POA or the CDD could maintain the roadway to a different
69 standard than the County. He stated he appreciates Mr. Dean's apology and asked for it to be on
70 the record and asked if he would like to repeat it for the record.

71 The Board and Staff discussed the need to maintain the portion of Wild Heron Road in
72 question at a higher level than the County would typically provide.

73 Ms. Cerbone stated that such situations are not uncommon and the County occasionally
74 will require the other entity to maintain the property. She noted that Mr. Burke is in agreement
75 and, at the Board's direction, he is already working to determine the next steps so the Board can
76 approve whether to proceed.

77 Ms. Cerbone recalled Mr. Brown asking if a Board Member wished to make a statement
78 for the record related to discussions before the start of the meeting.

79 Prior to the meeting, Mr. Dean issued an apology to Mr. Brown and Mr. Brown asked that
80 Mr. Dean state his apology for the record. Mr. Dean stated his apology for the record.

81 Mr. Holt voiced his opinion that the meeting was somewhat contentious and asked for a
82 verbatim version of the minutes to be provided. Mr. Holt was advised that Management can
83 provide him with a copy of the audio.

84 Mr. Dean stated some comments occurred after the meeting was adjourned. A Board
85 Member expressed interest in a verbatim copy of the minutes.

86 Ms. Cerbone stated that, due to Mr. Burke's schedule, the agenda will be reorganized to
87 address items requiring his feedback before he must leave. She stated that District Management
88 does not normally provide verbatim minutes and the audio is available, should it be needed.
89 Summary minutes are prepared to capture the essence of topics, rather than every detail.

90 Mr. Burke stated that the summary meeting minutes meet Statutory requirements as
91 intended. He believes the request from the Board would not be to change the minutes, but for a
92 verbatim transcript of discussions to be included. He thinks that the minutes are sufficient as they
93 are and, as Ms. Cerbone stated, meetings are recorded. He stated the recording is also a public
94 record which can be provided upon submitting a request to Ms. Cerbone. He noted that the
95 meeting in question was five hours long.

96 Asked how long the audio is kept on file, Ms. Cerbone stated that District Management
97 does not destroy audio files. Mr. Burke stated that retention requirements would be the same as
98 for any other public records. Ms. Cerbone stated that she already sent copies of the audio to
99 other individuals.

100 Mr. Burke suggested interested parties contact Ms. Cerbone for a copy of the audio.

101 Ms. Cerbone will send a Dropbox link to Mr. Holt to access the audio file.

102 A Board Member voiced his opinion that the last meeting was contentious and, as long as
103 the audio file is maintained in the public record, that is acceptable. Mr. Burke stated that District
104 Management retains public records in perpetuity, including audio files.

105 Ms. Cerbone noted the consensus was that, at the appropriate time, the meeting minutes
106 will be approved as presented or as amended, and the audio will be provided upon request.

107 **▪ District Counsel: Discussion/ Consideration /Update/Ratification**

108 **This item, previously the Fifth Order of Business, was presented out of order.**

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

110 Mr. Burke stated the signage request was transmitted to the County Attorney, and the
111 response was that no favorable results were received from the Florida Fish and Wildlife
112 Conservation Commission (FWC) lately regarding waterway signage. It will be up to the CDD to
113 seek FWC approval. The County Attorney wants the CDD to obtain FWC approval before pursuing
114 a rulemaking process related to signage and will not approve the Ordinance until the FWC
115 indicates approval. Mr. Burke stated he identified a contact at the FWC and will continue pursuing
116 this. This item will remain on the agenda.

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

118 Mr. Burke stated he followed up with the surveyor, from whom a proposal was requested.
119 The surveyor has been out of the office but will provide a time and cost proposal. For purposes
120 of an estimate, the proposal will quote the scope of work approximately 300' south from the
121 guardhouse; an actual measurement will be needed before work begins.

122 **On MOTION by Mr. Balduf and seconded by Mr. Holt, with all in favor, obtaining**
123 **a survey for potential turnover of Wild Heron Way, from the Guard House to 98,**
124 **in a not-to-exceed amount of \$20,000, was approved.**

125

126

127 **C. Discussions with St. Joe**

128 Mr. Burke stated there was no update. At the last meeting, he reported that St. Joe is in
129 discussions with the POA.

130 **▪ Discussion: Towing Rules/Agreement on CDD Roads**

131 **This item, previously the Fourteenth Order of Business, was presented out of order.**

132 Mr. Burke stated that he provided the Board with information regarding Rules for parking
133 enforcement. Signage must indicate where parking is allowed and where it is prohibited and an
134 Agreement with a towing company is needed. He recommended enforcement be delegated to
135 the POA. The formal rulemaking process must be followed.

136 Discussion ensued regarding areas for parking enforcement, specifics for a towing policy,
137 construction traffic parked on the right-of-way (ROW), emergency vehicle access, POA
138 enforcement requirements, installation of “No Parking” zone signage, towing violators
139 immediately, POA designee calling the towing company, the Board’s ability to designate some
140 roads or all roads “No Parking” zones, etc.

141 Ms. Cerbone suggested scheduling a public hearing to consider the specifics of
142 establishing a towing policy. Approval to order signs, contracting with a towing company, and
143 designating an agent to call the towing company would also be needed.

144 **On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, setting a**
145 **Public Hearing related to consideration/adoption of Parking and Towing Rules,**
146 **for December 3, 2025 at 2:00 p.m. (Central Time), at the POA Community Activity**
147 **Room, 1110 Prospect Promenade, Panama City Beach 32413, was approved.**

148
149
150 Mr. Conti stated that the Bay County Sheriff’s Office (BCSO) can provide off-duty
151 enforcement for \$56 per hour with a four-hour minimum per request; however, off-duty officers
152 would not issue tickets. Ms. Cerbone stated the best way to ensure tickets are issued on Wild
153 Heron Way is for property owners to call the County Commissioner and/or the BCSO’s Public
154 Affairs Office and request more law enforcement on Wild Heron Way.

155 Discussion ensued regarding the need for enforcement, engagement of off-duty
156 uniformed officers who are armed, and under what circumstances tickets could be issued, if any.

157 Mr. Conti will request clarification about issuance of tickets.

158 Ms. Cerbone stated the GIS map was updated to ensure that the BCSO knows that Wild
159 Heron Way is a public roadway. She reiterated the need to email and phone the County
160 Commissioners and/or the BCSO.

161 Mr. Burke was directed to work with Mr. Conti to call the Sheriff's office for further clarity
162 on the off-duty officer to issue tickets.

163 Ms. Cerbone discussed the anticipated length of the November 5, 2025 meeting and the
164 limited availability of the meeting room on that day and suggested addressing all non-assessment
165 related agenda items on November 5, 2025, and then discussing the ITE Report and the
166 Methodology if time remains. She suggested a second meeting on Thursday, November 6, 2025
167 to finish considering the ITE Report and the Methodology.

168 The consensus was to schedule meetings on November 5 and 6, 2025, as described.
169

170 THIRD ORDER OF BUSINESS

Update/Report: Guardhouse

171 Ms. Bolla distributed her Report and noted the following:
172

173 ➤ A significant amount of turnover with TriCorp has occurred. TriCorp has struggled with
174 employee retention. She and Ms. Womack trained replacement guards. Putting the contract out
175 to bid when the contract ends is recommended.

176 ➤ The exit gate motor and arm were replaced but the gate remains stuck in the up position.
177 There were no incidences of vehicles driving through the gate. Vehicles constantly tailgating
178 through the extremely busy exit gate are thought to be the blame for the motor damage; repairs
179 and timing adjustments have been made. Leaving the exit gate open during construction hours
180 was suggested, due to the volume and speed of vehicles passing through the gate.

181 Ms. Cerbone stated the POA drafts the Post Orders that the Board is supposed to approve;
182 the Board could approve modification of the Post Orders or inclusion of a clause stating that the
183 exit gate can be left open during specified hours.

On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, authorizing modification of the Post Orders to include a clause allowing the exit gate arm to remain open during construction hours, from 7:00 a.m. until 6:00 p.m., Monday through Friday; and from 9:00 a.m. until 4:00 p.m., on Saturdays; was approved.

188
189
190 The consensus was to include review of the TriCorp Agreement and whether to go to bid
191 on the November agenda.
192

193 **FOURTH ORDER OF BUSINESS** **District Engineer: Discussion/ Consideration**
194 **/Update/Ratification**

195
196 **A. Speed Limit Sign Feedback from County on WHW**

197 **• Signs Estimate**

198 Mr. Carroll stated BCL Civil provided a proposal for standard aluminum post curb signs for
199 \$600 each. Ms. Cerbone noted this was approved at the last meeting in a not-to-exceed amount
200 of \$2,000.

201 Mr. Carroll stated the bridge drainage surveying was completed. A proposal for
202 installation will be presented at the next meeting. It was noted that the Covington Bridge and the
203 bridge inside the gate were surveyed.

204

205 **FIFTH ORDER OF BUSINESS** **District Counsel: Discussion/ Consideration**
206 **/Update/Ratification**

207

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

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

210 **C. Discussions with St. Joe**

211 These items were presented following the Second Order of Business.

212

213 **SIXTH ORDER OF BUSINESS** **District Ecologist: Discussion/**
214 **Consideration/Update**

215

216 **A. Discussion: Unmanaged Conservation Lands in Wild Heron**

217 Ms. Womack stated she discussed the unmanaged conservation areas with the
218 Department of Environmental Protection (DEP), and their initial comments were that the CDD
219 needs to submit an application and obtain a permit to thin the preservation areas adjacent to
220 residences. DEP's opinion is that the only work that can be allowed is for exotic and nuisance
221 species and that applications and a Management Plan are required for any other work. The areas
222 in question are fire-suppressed Pine Flatwood systems where an opportunistic species is present.
223 While the DEP does not consider it an exotic or a nuisance species, an argument could be made
224 that it is a nuisance species in a Pine Flatwood system.

225 Discussion ensued regarding the extent of the issue in preservation areas adjacent to
226 residences, overgrowth in the past 20 years and the resulting fuel load and other conservation
227 areas that can now be managed as a result of such discussions with a Program Administrator.

228 The consensus was that it is worth discussing this with the DEP and, if the DEP is receptive,
229 a permit application will be submitted. This item will remain on the agenda.

230 **B. Update: Conservation Easement Swap - Survey & Legal Status**

231 Ms. Womack stated she spoke with the processor and they are still waiting for a response
232 from the OGC. She will inquire when she speaks with the Program Administrator.

233 **I. Walking Trails**

234 **II. Walking Trails Map**

235 It was previously decided to wait to ask the POA to do a survey to gauge community
236 interest before asking Ms. Womack and Mr. Carroll to develop an estimate of how much to
237 budget in Fiscal Year 2027. These items will remain on the agenda.

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

239 Ms. Womack is still working on this; she obtained the contact information for the Florida
240 Power & Light (FPL) Land Manager for ROWs. FPL does not have a set trimming schedule.

241 **D. Update: The Lake Doctors, Inc. Inspection Report**

242 Ms. Womack stated the Report was presented at the last meeting. The proposal for lily
243 pad treatments was executed and the first treatment should occur in the next few weeks.

244 Ms. Womack stated that the two previously approved wildlife signs on Salamander and
245 one sign for the bridge outside the gate will be replaced when a replacement check is received.

246 Ms. Womack recalled that clearing ROW areas on Sweet Bay Trail was approved in a not-
247 to-exceed amount of \$3,000; however, the proposal was nearly \$8,000. Additional proposals will
248 be requested.

249 Mr. Holt asked to be called if anyone observes feral hogs so he can engage the trapper.

250 Discussion ensued regarding the need to ask BrightView to address vine overgrowth in
251 previously cleared areas. It was noted that this is not within the normal scope of work.

252 **The meeting recessed at 3:41 p.m. and reconvened at 3:49 p.m.**

253

254

255 **SEVENTH ORDER OF BUSINESS**

**Discussion: Halff and Associates, Inc.
ITE/Trip Generation Study (moved to
November 5th meeting)**

256

257

258

259 Mr. Conti stated that the Seventh, Eighth and Ninth Orders of Business were deferred to
260 the next meeting and included on the agenda so that updates can be provided.

261 Mr. Conti stated that Halff and Associates advised that the ITE/Trip Generation Study will
262 be completed on or around October 17, 2025. Upon receipt of the Study, the District Engineer
263 will create the Operations & Maintenance Report and then District Management will create the
264 Operations & Maintenance Assessment Methodology.

265

266 **EIGHTH ORDER OF BUSINESS**

**Discussion/Consideration: District Engineer
Operations & Maintenance Report (moved
to November 5th meeting)**

267

268

269

270 This item was discussed during the Seventh Order of Business.

271

272 **NINTH ORDER OF BUSINESS**

**Discussion/Consideration: Operations and
Maintenance Assessment Methodology
(moved to November 5th meeting)**

273

274

275

276 This item was discussed during the Seventh Order of Business.

277

278 **TENTH ORDER OF BUSINESS**

Continued Discussion: Speeding on WHW

279

280 This item was discussed following the Second Order of Business.

281

282 **ELEVENTH ORDER OF BUSINESS**

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

283

284

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

285

286

287

288

289 **TWELFTH ORDER OF BUSINESS**

Approval of Minutes

290

291 **A. September 4, 2025 Regular Meeting Minutes**

292 The following changes were made:

293 Line 52: Change "7.14" to "7.4"

294 Line 26: Change "Residents" to "Members of the Public"

295 **B. September 19, 2025 Public Hearing and Regular Minutes**

296 The following changes were made:

297 Line 298: Change "ITD" to "ITE"

298 Line 24: Change "Residents" to "Members of the Public"

299 **On MOTION by Mr. Black and seconded by Mr. Dean, with all in favor, the**
 300 **September 4, 2025 Regular Meeting Minutes, and the September 19, 2025 Public**
 301 **Hearing and Regular Minutes, both as amended, were approved.**

302

303

304 **THIRTEENTH ORDER OF BUSINESS****Staff Reports**

305

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

307 Discussion ensued regarding a request from the owner of a lot adjacent to a CDD
 308 stormwater pond who wants to perform aesthetic trimming on CDD land between their property
 309 and the open water of the pond. Ms. Womack sees no problem from the Environmental Permit
 310 perspective. Trimming like this has not been paid for by the CDD in the past.

311 Ms. Womack will advise the property owner.

312 **B. District Counsel: Burke Blue**313 **C. District Engineer: McNeil Carroll Engineering, Inc.**

314 There were no reports from District Counsel or the District Engineer.

315 **D. District Manager: Wrathell, Hunt and Associates, LLC**316 • **Consideration of Tire Damage Repairs**317 ○ **Bryce Mullen**

318 This item was presented following the Second Order of Business.

319 • **Property Insurance on Vertical Assets**

320 This item was not addressed.

321 • **Form 1 Submission and Ethics Training**

322 This item was discussed during the Fifteenth Order of Business.

- 323 • **NEXT MEETING DATE: December 3, 2025 at 2:00 PM (Central Time)**

- 324 ○ **QUORUM CHECK**

325 Mr. Conti stated the next meeting will be held on November 5, 2025, rather than
 326 December 3, 2025, at 10:00 a.m. (Central Time). If necessary, the November 5, 2025 meeting will
 327 be continued to November 6, 2025 at 10:00 a.m. (Central Time).

328 **On MOTION by Mr. Dean and seconded by Mr. Black, with all in favor, scheduling**
 329 **a meeting on November 5, 2025 at 10:00 a.m. (Central Time), at the POA**
 330 **Community Activity Room, 1110 Prospect Promenade, Panama City Beach**
 331 **32413, was approved.**

332
333

FOURTEENTH ORDER OF BUSINESS

Board Member Comments

335

- 336 • **Discussion: Towing Rules/Agreement on CDD Roads**

337 This item was presented following the Second Order of Business.

338

FIFTEENTH ORDER OF BUSINESS

Public Comment

340

341 A member of the public asked if meeting dates were published. It was noted that the
 342 Fiscal Year 2026 Meeting Schedule was previously adopted, that an additional meeting was
 343 scheduled today, and that meetings are posted on the CDD website.

344 Regarding what is necessary once the ethics training is completed, Ms. Cerbone stated
 345 that completion of the requirement in 2026 will be noted when filing Form 1 in 2027.

346

SIXTEENTH ORDER OF BUSINESS

Adjournment

348

349 **On MOTION by Mr. Holt and seconded by Mr. Stephens, with all in favor, the**
 350 **meeting adjourned at 4:05 p.m., Central Time.**

351
352
353
354
355

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

356

357

358

359

360 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach, Florida 32413

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2025 <i>rescheduled to October 8, 2025</i>	Regular Meeting	2:00 PM (Central Time)
October 8, 2025	Regular Meeting	2:00 PM (Central Time)
November 5, 2025	Regular Meeting	10:00 AM (Central Time)
November 6, 2025	Special Meeting	10:00 AM (Central Time)
December 3, 2025	Public Hearing and Regular Meeting <i>Adoption of Parking and Towing Rules</i>	2:00 PM (Central Time)
February 4, 2026	Regular Meeting	2:00 PM (Central Time)
March 4, 2026	Regular Meeting	2:00 PM (Central Time)
April 1, 2026	Regular Meeting	2:00 PM (Central Time)
May 6, 2026	Regular Meeting	2:00 PM (Central Time)
June 3, 2026	Regular Meeting	2:00 PM (Central Time)
August 5, 2026	Public Hearing and Regular Meeting <i>Adoption of FY2027 Budget</i>	2:00 PM (Central Time)