

Lake Powell Residential Golf Community Development District

OFFICE OF THE DISTRICT MANAGER

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<https://lakepowellcdd.net/>

November 25, 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 Town Hall Meeting on December 2, 2025 at 6:30 p.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. Discussion Items
 - A. Overview of a CDD
 - Key Functions
 - Governance
 - Financial Structure
 - Benefits
 - B. Overview of District Budget
 - Professional and Administration Fund
 - Field Operations and Maintenance Fund
 - C. Current Projects Under Construction
 - D. Impact of St. Joe Development
 - E. Wild Heron Way Speeding
 - F. Board Member Concerns
 - G. Other CDD Related Matters
3. NEXT MEETING DATE: December 3, 2025 at 2:00 PM (Central Time)

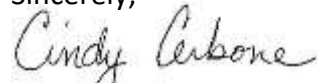
○ QUORUM CHECK

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

4. 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