

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/>

December 30, 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 Public Hearings and a Regular Meeting on January 9, 2026 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: RFP for Security Services
4. Public Hearing to Consider the Adoption of an O&M Methodology for Operation and Maintenance Special Assessments
 - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Halff Associates, Inc. ITE/Trip Generation Study *(for informational purposes)*
 - D. District Engineer Operations & Maintenance Reports *(for informational purposes)*
 - E. Operations and Maintenance Special Assessment Methodology Report *(for informational purposes)*
 - F. Consideration of Resolution 2026-05, Adopting an Assessment Methodology for Operation and Maintenance Special Assessments; Addressing Severability; and Providing an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2025/2026 Amended Budget
 - A. Proof/Affidavit of Publication

- B. Consideration of Resolution 2026-04, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
- 6. Update/Report: Guardhouse
- 7. Update: Walking Trails and Map
- 8. District Engineer: Discussion/Consideration/Update/Ratification
 - A. Discussion: Exploring Cost Share for Engineering Red Light at Hwy 98/WHW
 - B. Update: Hydrant Reflectors
- 9. District Counsel: Discussion/Consideration/Update/Ratification
 - A. Discussion: Potential Turnover of Wild Heron Way, Guard House to 98
 - B. POA Maintenance Shed Installation on CDD Property
- 10. District Ecologist: Discussion/Consideration/Update
 - A. Discussion: Unmanaged Conservation Lands in Wild Heron (Further Details by February Meeting)
 - B. Update: Conservation Easement Swap - Survey & Legal Status
 - C. FPL Line/Tree Trimming and Other Applicable Fire Wise Protocol
 - D. Cease and Desist Letter to Homeowner Regarding Conservation Easement Violation
 - E. Update: North Zone One Road
 - F. Update: Signage Status
- 11. Continued Discussion: Speeding on WHW
 - A. Status of Agreement with POA and Bay County Sheriff's Office
- 12. Acceptance of Unaudited Financial Statements as of November 30, 2025
- 13. Approval of Minutes
 - A. December 2, 2025 Town Hall Meeting
 - B. December 3, 2025 Regular Meeting
- 14. 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*

- UPCOMING MEETINGS

- February 4, 2026 at 2:00 PM (Central Time) [Adoption of Parking and Parking Enforcement Rules and Security Services Award of Contract]
- March 4, 2026 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

15. Board Member Comments

- Discussion: CDD Financed Fiber Optic/Internet Service
- Discussion: Additional Documents (Not Required Under FL Statues) for CDD Website

16. Public Comment

17. 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

Cindy Cerbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 354 2519