

**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 March 4, 2019, at 6:00 p.m., Central Time, at the Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413.

Present and constituting a quorum were:

Thomas Balduf	Chair
John Ellis	Vice Chair
Bruce Sova	Assistant Secretary
David Dean	Assistant Secretary
Calvin "Bucky" Starlin	Assistant Secretary

Also present were:

Howard McGaffney	District Manager
Mike Burke	District Counsel
Robert Carroll	District Engineer
Bethany Womack	Ecologist
David Fleet	Resident
Melinda Whittey	Resident
Paul Fox	Resident
R.E. Sneed	Resident
Cindy Hilton	Resident
Ray Hilton	Resident
Pam Malone	Resident
Jeff Malchow	Resident
Lisa Malchow	Resident
Paul Levick	Resident
Michelle Levick	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 6:03 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Consent Agenda Items

A. Approval of Unaudited Financial Statements as of January 31, 2019

- **Ratification of Proprietary Fund Closure and Transfer of Residual Fund Balance to General Fund Effective September 20, 2018**

Mr. McGaffney presented the Unaudited Financial Statements as of January 31, 2019. It was necessary to ratify the transfer of approximately \$200,000 of proprietary funds remaining from the conveyance of the water and sewer into the General Fund.

B. Approval of December 3, 2018 Regular Meeting Minutes

The following change was made:

Line 30: Change "Daniel" to "David"

On MOTION by Mr. Starlin and seconded by Mr. Sova, with all in favor, the Consent Agenda Items, as amended, were approved and the Proprietary Fund Closure and Transfer of Residual Fund Balance to the General Fund Effective September 20, 2018, was ratified .

THIRD ORDER OF BUSINESS

Consideration of Resolution 2019-02, Amending the FY2018/2019 Meeting Schedule, and Providing for an Effective Date

Mr. McGaffney presented Resolution 2019-02. The remaining meetings would be held on Mondays at the Boat House. Discussion ensued regarding a meeting location, possibly constructing a Town Hall building, enclosing the Boat House, constructing amenities, etc.

On MOTION by Mr. Sova and seconded by Mr. Dean, with all in favor, Resolution 2019-02, Amending the FY2018/2019 Meeting Schedule, and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Responses to RFP for Emergency Disaster Debris Removal Services

- A. **RFP Package**
- B. **Affidavit/Proof of Publication**
- C. **Respondents**
 - i. **Ameri-Green Environmental Recycling, LLC**
 - ii. **Custom Tree Care, Inc.**

Mr. McGaffney stated the inclusion of requirements related to the Federal Emergency Management Agency (FEMA) claims process likely narrowed the number of respondents.

On MOTION by Mr. Ellis and seconded by Mr. Dean, with all in favor, rejecting the responses and authorizing the District Manager to contact respondent(s) and to re-advertise the Request for Proposals for Emergency Disaster Debris Removal Services, was approved.

- D. Ranking
- E. Authorization to Engage Number-One Ranked Firm

FIFTH ORDER OF BUSINESS

Staff Reports

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

- **Status Report**
- **Water Quality Monitoring Report Fall 2018**
- **Vegetative Natural Buffer Restoration Plan – 1402 Egret Court**

Ms. Womack distributed the Status Report for December 2018 through February 2019 and highlighted the following:

- **Water Quality Reporting:** Samples revealed no elevated parameters; the water quality, was unchanged since sampling began in 2014. The agencies still require monitoring; therefore, reports are submitted annually.
- **2018 Mitigation Monitoring Report:** The area looks great and no extraordinary work needs to be completed. The Florida Department of Environmental Protection (FDEP) did not respond to the District’s formal request, meaning the FDEP accepted the request to modify the success criteria for certain zones and to call the conditions of those areas in compliance as they are. The number of active areas they are working towards compliance on was reduced to 12.
- **2017-18 Mitigation Work Plan Schedule:** Mr. Sova would remain as liaison to the Ecologist regarding all mitigation and Adaptive Management Plans (AMP).
- **Work on Firewise areas** would continue for the next three weeks, weather permitting, followed by other necessary mitigation work, such as grinding remaining stumps.
- **1402 Egret Court - Encroachment:** Buchanan & Harper, Inc., conducted a survey. Meeting with the homeowner was planned to resolve the issue of the patio area encroaching into the permitted Vegetated Natural Buffer (VNB).

After touring the nature walk area, Ms. Womack would work with Mr. Balduf and present proposals to repair or replace the boardwalk.

A Board Member asked about the existence of a standing agreement with the Architectural Review Board (ARB) to minimize potential encroachments in the conservation and wetland areas during the construction process. Mr. McGaffney stated there was nothing in writing but, during a joint meeting, the District verbally authorized the POA to contact the District Engineer and Ecologist to discuss potential encroachment issues. Ms. Womack stated, when items were presented to the ARB, she submitted a VNB acknowledgement form; however, in several instances, the permit differed from the actual build.

Mr. McGaffney asked the POA President, Mr. Buchholz, for the POA's assistance in enforcing encroachment violations in the VNB and to contact residents directly. A Board Member confirmed that the POA Board adopted the ARB item in which the District delegated the POA to enforce any VNB encroachment violations, which is posted on the POA website.

B. District Counsel: *Burke Blue*

- **Conveyance of Water and Sewer Deeds - PCB**

Mr. Burke stated that finalizing documents was underway. Panama City Beach continued operating the water and sewer services.

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

- **Update: Roads and Bridges**

Mr. Carroll provided the following report:

- Contractor patched holes by the roundabout, with the intention of asphaltting.
- Nova Engineering and Environmental, LLC (Nova) identified voids where the abutment hits on the north side of Covington Bridge, similar to the prior issue on the south side of the bridge. The contractor would repair those areas identified by Nova.
- 15 contractors were interested in responding to the RFP for the bridge repairs; he expected responses, specifically from BCL Civil Contractors and GAC Contractors on Friday. Mr. McGaffney stated no further Board action was necessary since the project was already approved, provided the cost does not exceed the budgeted reserve amounts.

A Board Member asked what road projects were planned for Fiscal Year 2022. Mr. Carroll stated resurfacing from 98 to the driving range, including some ancillary roads. Fill for the guardhouse to the Covington Bridge was requested. Mr. McGaffney stated \$150,000 was already earmarked and there were unassigned funds; the estimated cost was \$400,000.

Completing the project in phases, whether to fund major projects by issuing bonds, etc., were discussed. Mr. Carroll would contact the County asking not to issue Certificates of Occupancy (COs) to the builder without first receiving the District Engineer’s consent.

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

- **NEXT MEETING DATE: To be determined**

The next meeting will be held on Monday, May 6, 2019 at 6:00 p.m., Central Time, at the Boat House.

SIXTH ORDER OF BUSINESS

Open Items

There were no changes.

SEVENTH ORDER OF BUSINESS

Public Comments

Mr. Paul Fox, a resident, asked if the issue of Bay Landscape storing equipment in the maintenance area was resolved. A Board Member stated there were plans to install a solid fence around the maintenance area to help reduce noise. Management should be contacted if the dumpster returns.

A resident was concerned about the District offering alternatives, as the intent was never to have a landscaper house equipment on site. He felt that Bay Landscape workers were inconsiderate. Mr. McGaffney would ask for the POA’s assistance.

EIGHTH ORDER OF BUSINESS

Supervisors’ Requests

There being no Supervisors’ requests, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Starlin and seconded by Mr. Dean, with all in favor, the meeting adjourned at 7:26 p.m.

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Secretary/Assistant Secretary

A handwritten signature in black ink, featuring a large, stylized 'M' or 'W' shape with a horizontal line crossing through it.

Chair/Vice Chair