

**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 January 6, 2020, at 2:00 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/Operations Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. McGaffney called the meeting to order at 2:05 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Consent Agenda Items

Mr. McGaffney presented the Consent Agenda Items.

A. Acceptance of Unaudited Financial Statements as of October 31, 2019

Mr. McGaffney noted the Unaudited Financial Statements were as of November 30, 2019, instead of October 31, 2019.

B. Approval of October 28, 2019 Regular Meeting Minutes

On MOTION by Mr. Sova and seconded by Mr. Starlin, with all in favor, the Consent Agenda Items, as presented, were accepted and approved.

THIRD ORDER OF BUSINESS**Update: Conveyance of the Portion of Wild Heron Way (Highway 98 to Guard House) to Bay County**

Ms. Womack stated the County inspections needed to be completed and proposals would be requested from two Florida Department of Transportation (FDOT) certified bridge contractors. The County confirmed that Consor Engineers, LLC (Conzor), the primary local DOT bridge contractor, or Volkert, Inc. (Volkert), the previous primary local DOT bridge contractor, would both be acceptable. In a preliminary consultation without visiting the site, Consor estimated the inspection would cost approximately \$5,000. Clarification was needed to ensure that the inspection would include everything required by the County. For example, in addition to pavement and bridge inspections, the County also required all culvert crossings scoped so the inside of the culverts could be seen. While it would be premature to ask contractors for bids, not knowing the condition of the pavement, preliminary budget proposals were requested and one response was received. Roberts and Roberts, Inc. (R&R) estimated approximately \$250,000 to tack the existing surface and resurface from Highway 98 to the gate. For an additional \$135,000, a bike lane with a base pavement on one side could be added. Preliminary proposals were also requested from GAC Contractors (GAC) and American Sand and Asphalt (ASA). There were multiple ways repairs could be done; the inspection would specify what was required.

Mr. McGaffney stated, while funds were building for a 2022 project, this could be a 2021 project and could be included in the budget as soon as April.

Ms. Womack stated some expenses would not be included in the \$250,000 estimate, such as the wood rails on the bridge and items that may arise from the inspection. Discussion ensued regarding reserves, funds budgeted for road projects, the time frame and scope of the project and authorizing a Request for Proposals (RFP) and a DOT survey. Discussion ensued regarding the bike path; the consensus was that a bike path would be a desirable amenity. Ms.

Womack would confirm that a bike path would not negatively impact the District's ability to convey the property to the County.

On MOTION by Mr. Dean and seconded by Mr. Balduf, with all in favor, authorizing Staff to solicit proposals for a DOT survey, authorizing District Counsel to review or draft a form of agreement and authorizing the Chair to execute the agreement, in a not-to-exceed amount of \$10,000, was approved.

On MOTION by Mr. Ellis and seconded by Mr. Sova, with all in favor, authorizing Staff to draft a Request for Proposals and advertise and notice the RFP, according to the requirements, was approved.

FOURTH ORDER OF BUSINESS

Update: VNB Encroachment

Ms. Womack stated the Vegetated Natural Buffer (VNB) encroachment on Egret Court was repaired. The pavers were removed, the area was replanted, and all was in accordance with the requirements. Some rutting occurred in the wetland area where homeowners accessed the waterfront; that area would be addressed during scheduled maintenance.

Mr. Balduf stated a resident expressed concern about erosion around a headwall on Wild Heron Way on the sidewalk side between Trumpet and Marsh Rabbit Avenue. Ms. Womack stated she would inspect the area.

Mr. Dean stated much of the sod installed by the District, along Highway 98, died. Mr. McGaffney stated it would be evaluated in the spring.

FIFTH ORDER OF BUSINESS

Staff Reports

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

• Status Report

Ms. Womack reported the following:

- The water quality report was completed and there were no elevated parameters. The Department of Environmental Protection (DEP) still required annual monitoring, due to the golf

LAKE POWELL RESIDENTIAL GOLF CDD**January 6, 2020**

course. There had been no elevated parameters since Cypress Environmental began monitoring in 2013. Staff would continue to request less frequent monitoring.

- Cutting in the mitigation areas would resume soon. The Florida Forest Service (FFS) would not allow any burning at this time.
- The permit for grass carp was issued and a delivery was expected by February.
- GAC was still working on box culvert repairs near the circle by the boardwalk on Wild Heron Way. Full payment would not be made until the project was complete.

B. District Counsel: *Burke Blue*

There being no report, the next item followed.

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

Mr. Dean reopened the discussion about enclosing the boat house. Mr. McGaffney stated the POA was not inclined to support the project. Mr. Dean stated he obtained quotes and estimated a commercial grade Visqueen-type enclosure would cost \$15,000 to \$20,000. Panels could be tied back when not in use and would generally have a five-year warranty. Longevity would be increased by taking the panels down and storing them when not in use. Discussion ensued regarding the larger meeting space size of the boat house versus the space at the pool, the size and quantity of social events, rental costs for comparable meeting space and consulting the POA to determine what residents want. A question was raised regarding whether the project fell under the purview of the District or the POA. The boat house enclosure would remain an open item.

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

- **NEXT MEETING DATE: February 3, 2020 at 2:00 P.M. (Central Time)**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the February 3, 2020 meeting.

SIXTH ORDER OF BUSINESS**Open Items**

Item D, related to the boat house enclosure, was previously discussed.

LAKE POWELL RESIDENTIAL GOLF CDD

January 6, 2020

SEVENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

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. Starling and seconded by Mr. Balduf, with all in favor, the meeting adjourned at 2:46 p.m.


[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

LAKE POWELL RESIDENTIAL GOLF CDD

January 6, 2020

DocuSigned by:

301803AE1F7B429...

Secretary/Assistant Secretary

DocuSigned by:

E8023867B8614AE...

Chair/Vice Chair