

**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT  
DISTRICT**

**October 5, 2020**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**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**

September 28, 2020

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

Board of Supervisors  
Lake Powell Residential Golf Community Development District

Dear Board Members:

The Board of Supervisors of the Lake Powell Residential Golf Community Development District will hold a Regular Meeting on October 5, 2020, at 2:00 p.m., Central Time, in-person at the Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413. The agenda is as follows:

1. Call to Order/Roll Call
2. Consent Agenda Items
  - A. Acceptance of Unaudited Financial Statements as of August 31, 2020
  - B. Approval of August 31, 2020 Virtual Public Hearing and Regular Meeting Minutes
3. Business Items
  - A. Ratification of Storm Recovery, Road and Bridge Repair Expenses
  - B. Update: Encroachment and Mitigation Plan
  - C. Consideration of Amendment to FY2021 Meeting Schedule
    - December 7, 2020 at 2:00 P.M., Central Time
4. 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*
    - NEXT MEETING DATE: December 7, 2020 at 2:00 P.M. (Central Time)

○ QUORUM CHECK

John Ellis	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
David Dean	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Thomas Balduf	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Bruce Sova	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Calvin Starlin	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

5. Public Comments
6. Supervisors' Requests
7. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (904) 386-0186.

Sincerely,

  
Howard McGaffney  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

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

**CONFERENCE ID: 7491428**

**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

**2A**

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2020**

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2020**

	General Fund	Debt Service Fund Series 2012	Total Funds
<b>ASSETS</b>			
Operating accounts			
BB&T	\$ 157,330	\$ -	\$ 157,330
Wells Fargo - operating	311,313	-	311,313
Centennial Bank	256,830	-	256,830
FineMark			
Designated - stormwater compliance	127,064	-	127,064
Undesignated	121,968	-	121,968
FineMark - ICS	737,279	-	737,279
Investments			
Revenue	-	288,701	288,701
Reserve	-	204,663	204,663
Prepayment A	-	837	837
Due from governmental funds			
General fund	-	46,176	46,176
Other governments*	45,975	-	45,975
Other	54	-	54
Deposits	225	-	225
Undeposited funds	5,859	-	5,859
Total assets	<u>\$ 1,763,897</u>	<u>\$ 540,377</u>	<u>\$ 2,304,274</u>
<b>LIABILITIES &amp; FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 750	\$ -	\$ 750
Due to governmental funds			
Debt service	46,176	-	46,176
Total liabilities	<u>46,926</u>	<u>-</u>	<u>46,926</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	45,975	-	45,975
Total deferred inflows of resources	<u>45,975</u>	<u>-</u>	<u>45,975</u>
Fund balances:			
Committed			
Disaster	250,000	-	250,000
District bridge projects	100,000	-	100,000
Road project 2022	300,000	-	300,000
Stormwater system upgrades	200,000	-	200,000
Restricted for:			
Debt service	-	540,377	540,377
Assigned to:			
3 months working capital	132,431	-	132,431
Unassigned	688,565	-	688,565
Total fund balances	<u>1,670,996</u>	<u>540,377</u>	<u>2,211,373</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,763,897</u>	<u>\$ 540,377</u>	<u>\$ 2,304,274</u>

\*This receivable relates to the Revenue Certificate agreement with the City of Panama City Beach which sunsets February 20, 2022.

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED AUGUST 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 538,987	\$ 528,724	102%
Interest & miscellaneous	95	3,182	1,000	318%
Revenue certificates	5,859	12,304	-	N/A
Total revenues	<u>5,954</u>	<u>554,473</u>	<u>529,724</u>	105%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	-	2,153	6,000	36%
Management	2,596	28,557	31,153	92%
Accounting	918	10,094	11,012	92%
Assessment roll preparation	1,209	13,301	14,510	92%
Audit	-	7,474	7,500	100%
Legal	-	3,780	6,200	61%
Engineering	-	-	18,000	0%
Postage	9	378	1,775	21%
Telephone	88	963	1,050	92%
Website maintenance	-	-	750	0%
Insurance	-	6,912	7,500	92%
Printing and binding	125	1,375	1,500	92%
Legal advertising	-	476	2,500	19%
Other current charges	51	558	500	112%
Office supplies	-	-	500	0%
Special district annual fee	-	175	175	100%
Trustee	-	3,400	7,431	46%
Arbitrage	-	750	1,200	63%
Dissemination agent	83	916	1,000	92%
ADA website compliance	-	139	200	70%
Total administrative	<u>5,079</u>	<u>81,401</u>	<u>120,456</u>	68%

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED AUGUST 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
<b>Security</b>				
Contractual rangers	14,140	124,407	170,273	73%
Total security	<u>14,140</u>	<u>124,407</u>	<u>170,273</u>	73%
<b>Lake wetland &amp; upland monitoring</b>				
Mitigation and monitoring				
Prescribed fires and gyro mulching	-	4,350	46,050	9%
Ecologist	3,745	54,921	57,980	95%
Total lake wetland & upland monitoring	<u>3,745</u>	<u>59,271</u>	<u>104,030</u>	57%
<b>Roadway services</b>				
Roadway repairs and maintenance	-	19,400	63,700	30%
Bridge repairs and maintenance	-	41,700	25,000	167%
Landscape maintenance - Wild Heron Way - onsite	-	4,682	-	N/A
Total roadway services	<u>-</u>	<u>65,782</u>	<u>88,700</u>	74%
<b>Stormwater management</b>				
Operations	602	2,137	17,250	12%
Electricity - lift stations	27	279	-	N/A
Stormwater system repairs	-	38,120	18,000	212%
Total stormwater management	<u>629</u>	<u>40,536</u>	<u>35,250</u>	115%
<b>Other charges</b>				
Tax collector	-	10,774	11,015	98%
Total other charges	<u>-</u>	<u>10,774</u>	<u>11,015</u>	98%
Total expenditures	<u>23,593</u>	<u>382,171</u>	<u>529,724</u>	72%
Excess/(deficiency) of revenues over/(under) expenditures	(17,639)	172,302	-	
Fund balances - beginning	<u>1,688,635</u>	<u>1,498,694</u>	<u>1,479,814</u>	
Fund balances - ending				
Committed				
Disaster	250,000	250,000	250,000	
District bridge projects	100,000	100,000	100,000	
Road project 2022	300,000	300,000	300,000	
Storm system upgrades	200,000	200,000	200,000	
Assigned				
3 months working capital	181,636	132,431	132,431	
Unassigned	639,360	688,565	497,383	
Fund balances - ending	<u>\$1,670,996</u>	<u>\$1,670,996</u>	<u>\$1,479,814</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 AUGUST 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 437,861	\$ 430,787	102%
Interest	2	3,238	-	N/A
Assessment prepayments	-	3,314	-	N/A
Total revenues	<u>2</u>	<u>444,413</u>	<u>430,787</u>	103%
<b>Debt service</b>				
Principal	-	200,000	200,000	100%
Principal prepayment	-	75,000	-	N/A
Interest	-	205,369	205,788	100%
Total debt service	<u>-</u>	<u>480,369</u>	<u>405,788</u>	118%
<b>Other charges</b>				
Tax collector	-	7,829	8,975	87%
Total other charges	<u>-</u>	<u>7,829</u>	<u>8,975</u>	87%
Total expenditures	-	488,198	414,763	118%
Excess/(deficiency) of revenues over/(under) expenditures	2	(43,785)	16,024	
Fund balance - beginning	<u>540,375</u>	<u>584,162</u>	<u>524,630</u>	
Fund balance - ending	<u>\$ 540,377</u>	<u>\$ 540,377</u>	<u>\$ 540,654</u>	

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
AMORTIZATION SCHEDULE - SERIES 2012  
\$5,160,000**

Date	Principal	Interest Rate	Interest	Total Principal & Interest
11/01/2019	200,000.00	5.250%	105,518.75	305,518.75
05/01/2020	-	-	100,268.75	100,268.75
11/01/2020	210,000.00	5.250%	100,268.75	310,268.75
05/01/2021	-	-	94,756.25	94,756.25
11/01/2021	220,000.00	5.250%	94,756.25	314,756.25
05/01/2022	-	-	88,981.25	88,981.25
11/01/2022	230,000.00	5.250%	88,981.25	318,981.25
05/01/2023	-	-	82,943.75	82,943.75
11/01/2023	240,000.00	5.750%	82,943.75	322,943.75
05/01/2024	-	-	76,043.75	76,043.75
11/01/2024	255,000.00	5.750%	76,043.75	331,043.75
05/01/2025	-	-	68,712.50	68,712.50
11/01/2025	270,000.00	5.750%	68,712.50	338,712.50
05/01/2026	-	-	60,950.00	60,950.00
11/01/2026	285,000.00	5.750%	60,950.00	345,950.00
05/01/2027	-	-	52,756.25	52,756.25
11/01/2027	305,000.00	5.750%	52,756.25	357,756.25
05/01/2028	-	-	43,987.50	43,987.50
11/01/2028	320,000.00	5.750%	43,987.50	363,987.50
05/01/2029	-	-	34,787.50	34,787.50
11/01/2029	340,000.00	5.750%	34,787.50	374,787.50
05/01/2030	-	-	25,012.50	25,012.50
11/01/2030	360,000.00	5.750%	25,012.50	385,012.50
05/01/2031	-	-	14,662.50	14,662.50
11/01/2031	380,000.00	5.750%	14,662.50	394,662.50
05/01/2032	-	-	3,737.50	3,737.50
11/01/2032	130,000.00	5.750%	3,737.50	133,737.50
<b>Total</b>	<b>\$ 3,745,000.00</b>		<b>\$ 1,600,718.75</b>	<b>\$ 5,345,718.75</b>

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
RECONCILIATION OF STORMWATER COMPLIANCE MONIES  
AUGUST 31, 2020**

<b>Beginning balance</b>		\$ 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  
REVENUE CERTIFICATES RECEIVABLE**

Payment Date	Property Location	Water	Sewer	Total	Balance Due	WO #
					232,615.41	
3/23/2006	TURTLE COVE CIR, 209	215.69	826.32	1,042.01		7951
	SALAMANDER TRL, 1401-1407	813.20	2,915.47	3,728.67		7984
	SALAMANDER TRL, 1409-1415	813.20	2,915.47	3,728.67		7985
	SALAMANDER TRL, 1417-1423	813.20	2,915.47	3,728.67		7986
	SALAMANDER TRL, 1400-1406	813.20	2,915.47	3,728.67		8962
	SALAMANDER TRL, 1408-1414	813.20	2,915.47	3,728.67		8963
	SALAMANDER TRL, 1416-1422	813.20	2,915.47	3,728.67		8964
	MATCH PT LN, 1506-10 12-16 13-15	1,900.30	7,090.55	8,990.85	200,210.54	8968
5/15/2006	WILD HERON WAY, 823	217.00		217.00		8072
	WILD HERON WAY, 1436	68.20	311.36	379.56	199,613.98	8084
8/3/2006	TURTLE COVE, 300	647.06	894.25	1,541.31	198,072.67	8097
9/13/2006	BAYFLOWER , 1619 LOT B1-10	313.10	1,146.38	1,459.48	196,613.19	8276
7/30/2007	MARSH RABBIT RUN, 22105	294.50	976.54	1,271.04		8431
	GREEN TURTLE LN, 3306	464.48	962.39	1,426.87		8535
	SALAMANDER TR, 1518 1532	616.90	2,137.07	2,753.97		8570
	SALAMANDER TR, 1562 60 64 70	778.10	2,589.96	3,368.06	187,793.25	8595
1/9/2012	SALAMANDER TR, 1516	226.30	835.02	1,061.32		10138
	SALAMANDER TR, 1530	179.80	622.72	802.52		10139
	SALAMANDER TR, 1534	179.80	622.72	802.52	185,126.89	10140
2/17/2012	LOST COVE, 1721	179.80	622.72	802.52		10249
6/29/2012	SHARKSTOOTH TRL, LOT AV-9	226.30	835.02	1,061.32	183,263.05	10364
7/16/2012	SALAMANDER TRL, 1522	226.30	835.02	1,061.32		10374
	SALAMANDER TRL, 1546	226.30	835.02	1,061.32		10375
	SALAMANDER TRL, 1566	226.30	835.02	1,061.32		10376
7/23/2012	PROSPECT PROMENADE, 1206	226.30	835.02	1,061.32	179,017.79	10381
12/18/2012	LITTLE HAWK DR, 1515	182.90	636.88	819.78		10509
12/20/2012	LOST COVE LN, 1608	260.40	905.78	1,166.18		10511
1/28/2013	SALAMANDER TRL, 1335	170.50	580.27	750.77		10536
2/4/2013	SALAMANDER TRL, 1501	143.79	498.06	641.85		10541
2/4/2013	SKIMMER CT, 1702	176.02	645.21	821.23		10542
2/4/2013	SKIMMER CT, 1710	143.79	498.06	641.85		10544
2/11/2013	SKIMMER CT, 1715	195.30	693.49	888.79		10551
2/11/2013	SALAMANDER TRL, 1116	170.50	580.27	750.77		10552
2/11/2013	SALAMANDER TRL, 1503	170.50	580.27	750.77		10553
2/25/2013	SKIMMER CT, 1709	210.80	764.25	975.05	171,785.83	10559
3/20/2013	SKIMMER CT, 1711	195.30	693.49	888.79		10598
4/22/2013	SKIMMER CT, 1713	155.00	509.50	664.50		10644
5/15/2013	WILD HERON, LOT A1-34	347.20	1,245.45	1,592.65	167,664.85	10669
7/23/2013	SKIMMER CT, 1704	155.00	509.50	664.50	167,000.35	10717
4/4/2014	SHARKSTOOTH TRL, 1602	300.70	1,004.85	1,305.55		10874
	MEADOWLARK WAY, 1603	260.40	905.78	1,166.18		10875
	SKIMMER CT. 1071	186.00	651.03	837.03		10879
	DUNE LAKE TRL, 1523	210.80	764.25	975.05		10969
	SKIMMER CT, 1706	195.30	693.49	888.79		11071
	SMIMMER CT, 1703	155.00	509.50	664.50		11072

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
REVENUE CERTIFICATES RECEIVABLE**

Payment Date	Property Location	Water	Sewer	Total	Balance Due	WO #
	TURTLEBACK TRL, 1416	155.00	509.50	664.50		11073
	LITTLE HAWK DR, 1505	210.80	764.25	975.05		11080
	SKIMMER CT, 1707	195.30	693.49	888.79	158,634.93	11082
6/3/2014	LITTLE HAW LN, 1511	179.80	622.72	802.52		11095
	SHARKS TOOTH TRL, 1601	195.30	693.49	888.79		11134
	SKIMMER CT, 1705	155.00	509.50	664.50	156,279.12	11135
8/5/2014	LOST COVE LN, 1723	195.30	693.49	888.79		11189
	LOST COVE LN, 1732	204.60	735.95	940.55	154,449.79	11223
10/24/2014	LITTLE HAWK LN, 1501	204.60	735.95	940.55		11259
	EGRET LN, 1408	204.60	735.95	940.55		11260
	MEADOWLARK WAY, 1618	266.60	905.78	1,172.38		11277
	LITTLE HAWK LBM 1507	195.31	693.49	888.80		11304
	TURTLE BACK TRL, 22703	285.20	1,019.00	1,304.20		11315
	W WATEROAK BEND, 1214	241.80	905.78	1,147.58		11362
	SALAMANDER TRL, 1520	229.40	849.17	1,078.57	146,977.18	11370
2/12/2015	LITTLE HAWK LN, 1512	210.80	764.25	975.05		11422
	EGRET CT, 1406	210.80	764.25	975.05	145,027.08	11423
6/15/2015	FOX GLEN TRACE, 22207	241.80	905.78	1,147.58		11584
	LITTLE HAWK LN, 1503	235.60	877.47	1,113.07		11587
	LITTLE HAWK LN, 1509	285.20	1,103.92	1,389.12		11622
	SALAMANDER TRL, 1301	155.00	509.50	664.50		11632
	SKIMMER CT, 1708	176.70	608.57	785.27		11666
	SHARKS TOOTH TRL, 1607	193.38	724.45	917.82	139,009.73	11696
03/23/16	CITY OF PANAMA CITY	0.00	0.00	865.60	138,144.13	11698
05/30/16	CITY OF PANAMA CITY	0.00	0.00	743.49	137,400.64	
06/24/16	CITY OF PANAMA CITY	0.00	0.00	52,013.10	85,387.54	
07/28/16				1,438.72	83,948.82	
10/28/16				448.66	83,500.16	
02/28/17	CITY OF PANAMA CITY	0.00	0.00	1,643.59	81,856.57	
08/17/17	CITY OF PANAMA CITY	0.00	0.00	2,779.80	79,076.77	
01/24/18	CITY OF PANAMA CITY	0.00	0.00	3,818.94	75,257.83	
03/07/18	CITY OF PANAMA CITY	0.00	0.00	519.35	74,738.48	
05/30/18	CITY OF PANAMA CITY	0.00	0.00	2,473.61	72,264.87	
07/26/18	CITY OF PANAMA CITY	0.00	0.00	876.64	71,388.23	
03/04/19	WILD HERON WAY, 721	252.65	785.48	1,038.13	70,350.10	
	WILD HERON WAY, 717	249.55	884.55	1,134.10	69,216.00	
	WILD HERON WAY, 709	249.55	884.55	1,134.10	68,081.90	
	LOST COVE LN, 1616	98.95		98.95	67,982.95	
	TURTLE COVE CIR, 313	143.79	430.14	573.93	67,409.02	
	TURTLE COVE CIR, 304	39.46	352.87	392.32	67,016.69	
	WILD HERON WAY, 724	172.61	1,180.55	1,353.16	65,663.53	
	WILD HERON WAY, 728	172.61	1,180.55	1,353.16	64,310.37	
	WILD HERON WAY, 732	172.61	1,180.55	1,353.16	62,957.21	
05/15/19	LOST COVE LN, 1604	33.07		33.07	62,924.13	
	LOST COVE LN, 1612	174.06	1,037.85	1,211.91	61,712.22	
08/29/19	CITY OF PANAMA CITY	-	-	3,433.48	58,278.74	

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
REVENUE CERTIFICATES RECEIVABLE**

<b>Payment Date</b>	<b>Property Location</b>	<b>Water</b>	<b>Sewer</b>	<b>Total</b>	<b>Balance Due</b>	<b>WO #</b>
04/23/20	CITY OF PANAMA CITY	-	-	6,445.02	51,833.72	
08/07/20	CITY OF PANAMA CITY	-	-	5,858.60	45,975.12	

**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

**2B**

**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 Virtual Public Hearing and Regular Meeting on August 31, 2020, at 2:00 p.m., Central Time, via Zoom at <https://zoom.us/j/2043596216> and at 1-929-205-6099 (Eastern time zone) and 1-312-626-6799 (Central time zone), Meeting ID 204 359 6216, for all.

**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

**Residents present were:**

Elwood Sneed	David Holt	Cheri Starlin
Abe Randolph	Nancy Williams	Janet Lindsey
John Michalik	Bob Fletcher	David Fleet
Jennifer Ross	Gary Fisher	Deborah Loeffler
Cindy Fletcher	Bob Althrop	Terri Derouen-Ortiz
Tom Watters	Lynn Richardson	Mr. Lebick
Laura Maxwell	Allan Meyers	Paul Fox

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. McGaffney called the meeting to order at 2:16 p.m. All Supervisors were present.

In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor's Executive Orders, which allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically. The meeting was advertised to be held



42 virtually and telephonically and the meeting agenda was posted on the District's website. Mr.  
43 Burke stated the Governor's Executive Orders have been extended through October 1, 2020.

44

45 **SECOND ORDER OF BUSINESS**

**Consent Agenda Items**

46

47 **A. Acceptance of Unaudited Financial Statements as of July 31, 2020**

48 **B. Approval of June 8, 2020 Virtual Public Meeting Minutes**

49 Mr. McGaffney presented the Consent Agenda Items.

50

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

53

54

55 **THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2020/2021 Budget**

56

57

58 **A. Proof/Affidavit of Publication**

59 The proof of publication was included for informational purposes.

60 **B. Consideration of Resolution 2020-06, Relating to the Annual Appropriations and**  
61 **Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending**  
62 **September 30, 2021; Authorizing Budget Amendments; and Providing an Effective**  
63 **Date**

64 Mr. McGaffney reviewed the Fiscal Year 2021 budget line item increases, decreases and  
65 adjustments over the Fiscal Year 2020 budget and the reasons for any changes.

66 **Mr. McGaffney opened the public hearing.**

67 Resident Bob Fletcher stated that the agreement between the CDD and the POA places  
68 all costs, liabilities and management of the stormwater system on the POA and asked if the POA  
69 could access the \$200,000 in the CDD's reserve fund. Mr. McGaffney stated the intent of the  
70 agreement was for the POA to be responsible for ongoing annual maintenance of the  
71 landscaping and ponds and for the District to be responsible for major infrastructure repairs,  
72 such as lake bank erosion resulting from a natural disaster.

73 Resident Jennifer Ross asked why funding for the dog park was not included in the  
74 budget as an amenity line item. Mr. McGaffney stated Management was not given direction to  
75 budget that expenditure If the Board wished to include the dog park expenditure in the Fiscal

76 Year 2021 budget, it would need to be funded with fund balance. Asked if the CDD collects  
 77 funds, as part of the assessment, and allocates those funds to the POA to fund stormwater  
 78 maintenance costs, Mr. McGaffney stated the ongoing \$18,000 that the CDD collects would be  
 79 used for any annual repairs, as an expense line item. He noted that the District does not have  
 80 an abundance of funds for catastrophic events. The original reserve funds were from a  
 81 transaction with St. Joe’s and are not comingled with other unassigned funds.

82 Resident Paul Fox asked who was responsible for coordination of B&B Mulching. Ms.  
 83 Womack stated that Breaking Ground was contracted for mulching.

84

**On MOTION by Mr. Ellis and seconded by Mr. Dean, with all in favor, the public hearing was closed.**

87

88

89 Mr. Dean asked why the bonds cannot be refinanced now. Mr. McGaffney explained  
 90 that, in order for the Underwriters to make a profit, call protections are put in place. There is  
 91 currently a 10-year call protection on the bonds; therefore, refinancing is not an option until  
 92 next year, which is when the Board could start discussing potentially refinancing the last 10  
 93 years of the bonds if the interest rates are still low.

94 Mr. McGaffney presented Resolution 2020-06 and read the title.

95

**On MOTION by Mr. Sova and seconded by Mr. Dean, with all in favor, Resolution 2020-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

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**FOURTH ORDER OF BUSINESS**

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**Consideration of Resolution 2020-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

114 Mr. McGaffney presented Resolution 2020-07 and read the title.

115

<p>116 <b>On MOTION by Mr. Ellis and seconded by Mr. Starlin, with all in favor,</b></p> <p>117 <b>Resolution 2020-07, Making a Determination of Benefit and Imposing Special</b></p> <p>118 <b>Assessments for Fiscal Year 2020/2021; Providing for the Collection and</b></p> <p>119 <b>Enforcement of Special Assessments; Certifying an Assessment Roll; Providing</b></p> <p>120 <b>for Amendments to the Assessment Roll; Providing a Severability Clause; and</b></p> <p>121 <b>Providing an Effective Date, was adopted.</b></p>
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122

123

124 Mr. McGaffney stated that residents were given the opportunity to participate in the  
125 Budget Public Hearing and voice their opinions regarding the assessments and those  
126 experiencing technical difficulties were provided with his contact information to forward their  
127 questions and concerns.

128

129 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-08,  
Designating Dates, Times and Locations for  
Regular Meetings of the Board of  
Supervisors of the District for Fiscal Year  
2020/2021 and Providing for an Effective  
Date**

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136 Mr. McGaffney presented Resolution 2020-08 and read the title. Mr. Dean motioned to  
137 reinstate monthly meetings and, as a sub-motion, to reduce the Supervisor fee from \$200 to  
138 \$100 per meeting. Discussion ensued. Mr. Dean rescinded the motion.

139

<p>140 <b>On MOTION by Mr. Balduf and seconded by Mr. Sova, with all in favor,</b></p> <p>141 <b>Resolution 2020-08, Designating Dates, Times and Locations for Regular</b></p> <p>142 <b>Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021</b></p> <p>143 <b>and Providing for an Effective Date, was adopted.</b></p>
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146 **SIXTH ORDER OF BUSINESS**

**Discussion: Dog Park**

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148 This item was tabled.

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150 **SEVENTH ORDER OF BUSINESS**

**Update: Qualified Candidates for 2020  
General Election Cycle**

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152

153 **A. Seat 1**154 • **David Holt**155 • **John Michalik**156 **B. Seat 2**157 • **Thomas Balduf**158 **C. Seat 5**159 • **Jerry Robinson**160 • **Joshua Verville**

161 This item was included for informational purposes.

162

163 **EIGHTH ORDER OF BUSINESS****Staff Reports**

164

165 **A. Ecologist/Operations: *Cypress Environmental of Bay County, LLC***166 • **Status Report**

167 Ms. Womack reported the following:

168 ➤ The report for the bridge, pavement and culvert inspections was submitted to the  
169 County. The County has not responded; Ms. Womack would follow-up with Mr. Bryant.170 ➤ Although a certain pond was treated for bladderwort and algae, there would be an  
171 ongoing effort to control algae levels in that pond in the remaining summer months.172 ➤ Regarding mitigation, vegetation cutting ceased for the year. The monitoring event  
173 would commence in September.174 ➤ A complaint call was received regarding landscapers bush hogging and cutting around  
175 the stormwater ponds, as part of the POA Landscape Maintenance Agreement. She toured the  
176 ponds with Mr. Dean, took photographs, conferred with Mr. Fletcher, informed the District  
177 Engineer and was preparing a formal report, including recommendations for remediation.178 Discussion ensued regarding vegetation removal, destabilization of the lake banks, the  
179 contractor, resident reactions, accountability, restoration and the CDD potentially taking over  
180 maintenance of the lake banks from the POA.181 Mr. McGaffney read the following descriptions of landscape maintenance services and  
182 activities from the Landscape Maintenance Agreement into the record:183 Paragraph 1: "Stormwater management maintenance activities include but are not  
184 limited to aquatic weed control within the lakes, removal of debris and trash from the lakes and

185 lake banks, periodic cleaning of pipes, culverts, drains, maintenance and replacing landscaping  
186 within stormwater management areas, including mowing, weed control and regular application  
187 of herbicide, tree-trimming, shrub trimming and maintenance of irrigation systems.”

188 Paragraph 2: “Landscape maintenance activities include but are not limited to  
189 maintenance of landscaping located in right-of-way (ROW) permitted berms, lake areas and  
190 community entrances and irrigation systems and facilities. Activities include but are not limited  
191 to mowing, edging, application of mulch, removal of weeds, fertilization, annual color rotations,  
192 watering and pruning of trees and shrubs, controlling insects and disease, maintaining and  
193 repairing or replacing irrigation pumps, line, valves etc.”

194 The consensus was for District Staff to address the pond damage with the POA and  
195 gather information as to the best remedy for the situation. Ms. Womack and Mr. Dean would  
196 work together to prepare a restoration and rebuilding plan for the stormwater ponds.

197

198 **On MOTION by Mr. Ellis and seconded by Mr. Starlin, with all in favor,**  
199 **appointing Supervisor Dean as the CDD liaison to the POA to review the**  
200 **Landscape Maintenance Agreement relating to stormwater maintenance and**  
201 **coordinate with Ms. Womack on Firewise mitigation, was approved.**

202

203

204 **B. District Counsel: *Burke Blue***

205 There being no report, the next item followed.

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

207 Mr. Dean commented that the pond near the Mayflower entrance appeared to be  
208 clogged and should be cleaned out to allow for proper water flow and, although the pond is the  
209 POA’s responsibility, he would like the District Engineer to inspect it. He would forward  
210 photographs to Mr. McGaffney.

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

212 Mr. McGaffney confirmed that he qualified to run for a seat on a Special District.

213

214 **NINTH ORDER OF BUSINESS**

**Open Items**

215

216 This item was not addressed.

217

218 **TENTH ORDER OF BUSINESS**

**Public Comments**

219 Resident Cheri Starlin stated she was glad that Mr. Dean and Ms. Womack were  
220 appointed to focus on the damage to the stormwater ponds. She voiced her opinion that  
221 residents were furious and want the ponds to be restored.

222 Mr. Fletcher commented that the same contractor that services the District was  
223 engaged to maintain the pond banks, as they are familiar with the area and used a GIS device.  
224 He pledged the POA's help and asked for patience, as it will take time to repair the pond banks.

225 Resident David Fleet expressed appreciation for the Board and District Staff's efforts to  
226 remedy the damaged ponds. He hoped for successful restoration without much controversy.

227 Resident and POA Board Member Jennifer Ross stated she needed further clarification  
228 of the landscape maintenance agreement between the POA and the CDD. She wanted to work  
229 with Mr. Dean to assist in repairing the pond banks damage. Mr. Dean welcomed the help.

230 Resident Deborah Loeffler asked if the Department of Environmental Protection (DEP)  
231 would view the actions taken as an encroachment and if there was the potential for fines  
232 associated with that. Mr. McGaffney stated, without a survey, it was difficult to know if  
233 encroachment into the conservation areas occurred but, if it did, the District would handle it.

234 Resident Terri Derouen-Ortiz stated that she appreciated the email reminder of  
235 tonight's CDD meeting and asked if the transfer of the Landscape Maintenance Agreement  
236 from the CDD to the POA could be viewed online. She was urged to email Management to  
237 obtain copies of District documents and provided with Mr. McGaffney's email address.

238 Resident Eddie Lebeck voiced appreciation for his neighborhood. He was happy that the  
239 CDD and the POA are ready to step up and work together to restore the ponds.

240

241 **ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

242

243 There being on Supervisor's request, the next item followed.

244

245 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

246

247 There being nothing further to discuss, the meeting adjourned.

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249 **On MOTION by Mr. Sova and seconded by Mr. Starlin, with all in favor, the**  
250 **meeting adjourned at 5:21 p.m., Central Time.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

**3A**



**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

**4D**

<b>LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 5, 2020</b>	<b>Regular Meeting</b>	<b>2:00 P.M. (Central Time)</b>
<b>December 7, 2020</b>	<b>Regular Meeting</b>	<b>2:00 P.M. (Central Time)</b>
<b>January 4, 2021</b>	<b>Regular Meeting</b>	<b>2:00 P.M. (Central Time)</b>
<b>February 1, 2021</b>	<b>Regular Meeting</b>	<b>2:00 P.M. (Central Time)</b>
<b>April 5, 2021</b>	<b>Regular Meeting</b>	<b>2:00 P.M. (Central Time)</b>
<b>June 14, 2021</b>	<b>Regular Meeting</b>	<b>2:00 P.M. (Central Time)</b>
<b>August 30, 2021</b>	<b>Public Hearing and Regular Meeting</b>	<b>2:00 P.M. (Central Time)</b>

In the event that the COVID-19 public health emergency prevents the meetings from occurring in-person, the District may conduct the meetings by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-150, 20-179 and 20-193 issued by Governor, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.