

**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 February 1, 2021, 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:**

David Dean	Chair
Thomas Balduf	Vice Chair
Calvin "Bucky" Starlin	Assistant Secretary
David Holt	Assistant Secretary
Jerry Robinson	Assistant Secretary

**Also present were:**

Howard McGaffney	District Manager
Mike Burke	District Counsel
Bethany Womack	Ecologist/Operations Manager

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. McGaffney called the meeting to order at approximately 2:07 p.m., Central Time. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Business Items**

**A. Discussion: Survey**

Referencing a PowerPoint presentation, Mr. Robinson reviewed the Wild Heron Amenities Survey, including the Survey Summary, New Amenities Data Summary, Highest Agreement, Highest Disagreement and Favorability Rating. In comparing residents' priorities with the Board's priorities, Mr. Robinson noted that Board Members favored:

- Conveying the Road to the County
- Multi-use Community Center
- Second Access and Emergency Exit
- Bike Path

Mr. Robinson discussed the marginal response to the survey. There were no clear standouts from the list of amenities that residents wanted and the POA did not implement any of the desired amenities. Regarding the Board's intention to conduct a second survey, Mr. Robinson stated, although he did not see a need for one so soon after the previous survey, he would facilitate it by coordinating with the POA Communications Committee (CC) who could access a residents' contact list and a survey tool called "Survey Monkey". Conducting a second survey would be a very sensitive issue and must be approached in a very discreet fashion, given that residents took the time to complete the previous survey and nothing was enacted as a result of the findings. Mr. Robinson asked the Board to consider the following three items:

1. What does the Board wish to accomplish from this survey that was not enacted in the previous survey?
2. How should the Board differentiate the new survey from the previous survey?
3. Approximately 75 properties changed hands in the subdivision between the time that the previous survey was completed and today.

Discussion ensued regarding the previous survey results, whether to conduct another survey, obtaining quotes for a dock repair project, boat slips, pier expansion, pool, fitness center, Kiddie Pool area, needed road repairs, cost-sharing of the installation of eisenglass around the enclosures at the Boat House with the POA, acquiring property to construct a community center, constructing additional parking, maintenance costs, obtaining a loan and levying assessments. Mr. McGaffney suggested scheduling a town hall meeting to discuss the potential projects, engaging an architect to draft plans for a community center and that the Board direct the following action items:

- Staff to coordinate with the POA regarding obtaining estimates for the Boat House enclosure.
- Staff to obtain proposals from architects to draft specifications for a community center.
- Staff to research potential properties to purchase for the community center.
- Staff to explore funding options and prepare a budget.
- Staff to include a second survey on the March agenda.

**B. Continued Discussion: 5-Year Plan Priorities and Funding Options**

Mr. McGaffney stated the road resurfacing project could be funded with reserve funds and \$15,000 could be withdrawn from the current operating budget to fund the glass enclosures. Staff could present the Board with options at a future meeting and create a basic funding structure for the improvements. Regarding working with the POA, Mr. McGaffney stated it would be best for the POA to facilitate the enclosure, to its standards and specifications, and for the CDD to then reimburse the POA. Ms. Womack could be directed to obtain proposals.

**On MOTION by Mr. Balduf and seconded by Mr. Starlin with all in favor, authorizing Staff to coordinate with the POA to have enclosures and infrared heaters installed at the Boat House, was approved.**

Mr. Dean stated, when the CDD transferred the landscaping to the POA, it included pond maintenance; however, in touring the ponds with two POA Landscape Committee members, it was noted that the CDD is responsible for the littorals, according to the permit, therefore, the Maintenance Agreement should be amended to reflect that the littoral plants, aquatic plants, aeration and de-mucking of the ponds are CDD responsibilities. Further, it was verbally agreed that Ms. Kierens would facilitate tree trimming and Ms. Ferris would educate the Landscapers on how to maintain the shrubs esthetically. Discussion ensued regarding the CDD taking over landscaping of the ponds, drainage, discharge boxes, maintaining the stormwater inlet, the benefits of aeration, maintenance and electrical costs, permitting, funding the aeration project and a budget amendment. The Board's consensus was to aerate half of the ponds, in a not-to-exceed amount of \$30,000, and allow Staff to identify the ponds that will be aerated, determine the ongoing maintenance costs associated with aeration and formulate the budget, including soft cost.

**On MOTION by Mr. Balduf and seconded by Mr. Holt, with all in favor, installation of aeration in the ponds, in a not-to-exceed amount of \$30,000, and authorizing Staff to identify the ponds and formulate a budget, was approved.**

Mr. Dean directed Staff to obtain proposals for aquatic plant replacement in the ponds that will be identified for aeration. Ms. Womack would obtain pricing and Mr. McGaffney would include littoral/aquatic plant replacement on the next agenda.

**C. Discussion: Results of Inspection of POA Maintained Sinkholes**

- **Repair Quotes**

Mr. McGaffney voiced his preference to advertise a Request for Proposals (RFP) for the road resurfacing project.

**On MOTION by Mr. Balduf and seconded by Mr. Starlin, with all in favor, authorizing Staff to advertise an RFP for the road resurfacing project, was approved.**

Discussion ensued regarding the project time frame, conveying the road to the County and the bridge.

- **District Counsel: *Burke Blue***

- **Update: Communications with St. Joe Regarding Emergency Egress**

**This item, previously Item 4B, was presented out of order.**

Mr. Burke stated he left a message for an official from St. Joe regarding the emergency egress and a response was pending. The Board would be updated on his progress.

- **Acceptance of Unaudited Financial Statements as of December 31, 2020**

**This item, previously Item 3A, was presented out of order.**

Mr. McGaffney presented the Unaudited Financial Statements as of December 31, 2020. Assessment revenue collections were at 70%. Referencing Page 3, Mr. McGaffney reviewed the fund balances and stated \$88,700 was available to fund littoral shelf planting and aeration, \$300,000 for road resurfacing and \$200,000 for stormwater system upgrades.

**D. Discussion: Amendment to Maintenance Agreement with POA**

Mr. Dean stated the Maintenance Agreement with the POA would be amended to reflect that the CDD would take over maintenance of the stormwater management system and landscaping. Prior to turnover, the POA would repair three sinkholes in the stormwater system.

**E. Discussion: CDD/POA Process for Ecologist/Engineer Review of ARB Approved House Plans**

This was addressed following Item 4A.

**F. Discussion: Re-Zoning/Combining Two Adjacent E Lots into One Lot**

This item was not addressed.

**THIRD ORDER OF BUSINESS**

**Consent Agenda Items**

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

This item was presented following Item 2C.

**B. Approval of January 4, 2021 Regular Meeting Minutes**

Mr. McGaffney presented the January 4, 2021 Regular Meeting Minutes.

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

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

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

Ms. Womack reported the following:

- Staff conferred with the County regarding the pavement and roadway assumptions.
- The rail repairs were made at the bridge.
- The stormwater pipe cleanouts were in progress.
- Several tree uplifts were out or broken; a proposal to repair and replace would be obtained.
- Pond Encroachments: Information from the landscape architect was pending.
- Two Conservation Easement Areas: Replacement of nine bay trees along the fence line at Lost Cove would be suggested. Vegetation on Salamander Trail was okay and could be left as is.

Discussion ensued regarding site plan drawings, B&B violations, easements, permitting and the need to continue the ARB application process with Ms. Womack and Mr. Carroll when a new home is constructed in Wild Heron.

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

- **Update: Communications with St. Joe Regarding Emergency Egress**

This item was addressed following Item 2B.

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

There being no report, the next item followed.

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

Mr. McGaffney stated the annual meeting schedule must be revised and asked for the Board’s approval.

**On MOTION by Mr. Starlin and seconded by Mr. Dean, with all in favor, rescheduling the September 13, 2021 Meeting to August 30, 2021 and scheduling a Virtual Workshop on April 19, 2021, was approved.**

- **NEXT MEETING DATE: March 1, 2021 at 2:00 P.M. (Central Time)**
  - **QUORUM CHECK**

The next meeting would be held on March 1, 2021 at 2:00 p.m.

**FIFTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Supervisors’ Requests**

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

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Starlin and seconded by Mr. Balduf, with all in favor, the meeting adjourned at approximately 3:58 p.m., Central Time.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair