

**MINUTES OF MEETING
LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Lake Powell Residential Golf Community Development District held the continuation of the August 30, 2021 Multiple Public Hearings and Regular Meeting on September 2, 2021, at 10:00 a.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:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Mike Burke	District Counsel
Nick Caruso	Burke Blue
Bethany Womack	Ecologist/ District Operations Manager
Steven Undercoffer	Resident/POA President
Chris Stumpf	Resident/POA
Diane Allewelt	POA Community Associations Manager
Eddie Levick	Resident/POA

Other residents present were:

Ronald Landrus	Joshua Malchow	Jeffrey Malchow	Carl Fredrickson
Gary Lorenz	Dan Zartman	Courtney Trotter	John Ellis
Charlie Schott	David Fleet	Jeff Breining	Michele Levick
Kristine Kapitanoff	Patti Undercoffer	Bill Stanley	Priscilla Stanley
Mike Malone	Pam Malone	Keesha Kerins	Tom Kerins
Melinda Fox	Paul Fox		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the Continued Meeting to order at 10:14 a.m., Central Time. Today's meeting was a continuation of the August 30, 2021 meeting that was opened and then

recessed due to the poor weather conditions and the expectation that more members of the public would attend.

All Supervisors were present, in person.

Ms. Cerbone discussed the public comments protocol for governmental meetings. Today, instead of two, there would be four opportunities for the public to speak during the meeting, including during the two public comment sections and the public hearings to adopt the budget and impose assessments.

SECOND ORDER OF BUSINESS

Public Comment

Resident Joshua Malchow asked if the CDD has reserves and, if so, how much, along with the expenditure amounts that exceeded or were under budget in prior years. The Board directed residents to pose budget related questions during the budget Public Hearing.

THIRD ORDER OF BUSINESS

Update: CDD/POA/Ecologist Committee Work on Pond Permit Compliance and Landscaping Standards (Aesthetic) Matters

Ms. Cerbone discussed the actions taken at past meetings and the write up emailed to the Board regarding permit compliance and the ability to add beautification, aside from littorals, to the ponds.

A. Permit Compliance

I. Permit Status

Ms. Womack reported the following and responded to questions:

- Who trimmed and removed the vegetated littoral plantings along the ponds was not known; however, they re-vegetated themselves. Although it may not be the original species that was planted, the plants were deemed sufficient to be considered in compliance with the littoral permit requirements.
- The Board can choose to proceed with beautification of these areas; however, this action would not be considered part of the environmental permit requirement, it would fall under landscape “aesthetics” of the CDD.
- Regarding whether the CDD is in compliance with the erosion default, most ponds were in compliance and deemed stable but the Lost Cove Lane and Salamander Trail dry ponds require additional monitoring for stabilization, as they have the most damage.

II. Estimated Annual Cost of \$20K

- This amount was recommended to complete permit compliance requirements for littoral zones in all ponds. If the responsibilities are transferred to the CDD, Lake Doctors would perform quarterly reviews and treat, as needed, based on their recommendations to keep exotic nuisance species manageable and under control.
- Quarterly treatments, instead of monthly, would be sufficient. Treatments would be done based on Lake Doctor’s recommendations.

B. Landscaping Standards (Aesthetics)

• Estimated Annual Cost of \$27K

Mr. Robinson discussed the Committee, its task of assessing the ponds and, with input from GreenEarth, addressing the aesthetics portion of the ponds without compromising the function of retaining stormwater and discharging into Lake Powell.

- A schedule of events comprised of mowing, applying pine straw and general beautification of the ponds was prepared. It was scheduled to commence in September and continue throughout the year and include visual inspection and assessing each pond and presenting an annual report.

Mr. Stumpf agreed with Mr. Robinson’s assessment and confirmed that the POA and the CDD have a common goal; he believed they work well together.

- Pine straw was considered, as well as other elements and matting or mulching for erosion control.

Ms. Womack stated that the slopes need to be stabilized, which can be done with natural material growth without additional stabilization efforts; however, the CDD will have to interject to stabilize ponds with erosion issues and difficulty being stabilized. The CDD must make sure every pond in the community is stable. It was noted that the POA has pine straw costs already built into its contract with GreenEarth.

Discussion ensued about the cost to apply pine straw at each pond, long-term goal to use natural erosion practices instead of incurring ongoing maintenance costs for pine straw, removing lily pads, insect control, removal of 50% that was included in the quarterly review, benefits of aerators on oxygen levels and a request to move the required amount of lily pads to the perimeter of the pond.

C. Recommendation to Leave Permit Compliance and Landscaping Standards (Aesthetics) Littoral/Landscaping Services With POA

This item was discussed following Item 4A.

D. Lank Bank Erosion

This item was discussed earlier during this Order of Business.

FOURTH ORDER OF BUSINESS

Update: Ponds, Aerators, Trees, Other

A. Aerators – Current Work, FY22 Proposed Budget 30K (Includes Electric)

I. Aesthetic Options for Aerators – Landscaping, Stones, Other

II. Noise Abatement

Ms. Womack reported the following and responded to questions:

- The compressors were installed.
- Once the Gulf Power invoice submitted today is paid, the electrician will proceed with connecting power and Lake Doctors will install the aerators.
- Noise Abatement: Equipment known to run quietly will be strategically installed away from residences. Installing wood lattice and vegetation to help cool equipment and reduce noise levels was suggested. The POA Landscape Committee was asked to provide ideas.

Discussion ensued regarding equipment, surrounding the equipment with fake rocks, how often the aerators would run, using timers, inclusion of electricity costs for all ponds in the budget, inclusion of these agenda topics in future agendas and training the landscaping crews.

It was noted that two GreenEarth crews were fully trained according to pond-adjacent landscaping standards, such as how to maintain around the ponds and identify ornamental plants. A new landscaping contract was being negotiated so a new contractor may need to be trained.

- **Recommendation to Leave Permit Compliance and Landscaping Standards (Aesthetics) Littoral/Landscaping Services With POA**

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

On MOTION by Mr. Balduf and seconded by Mr. Holt, with Mr. Balduf, Mr. Holt and Mr. Robinson in favor and Mr. Dean and Mr. Starlin dissenting, not assuming the Permit Compliance Activities and Landscaping Standards Aesthetics and leaving them with the POA, was approved. [Motion passed 3-2]

A Board Member wanted everyone to keep in mind that, if this continues to be an issue next year, the vote may not be the same; although, it will be the same Board.

B. Lilly Pads, Invasive Weeds, Algae Bloom, Dense Pond Scum, Water Toxicity, Yellow Fly/ Mosquitoes, Etc.

This item was discussed during Item 3B.

C. Tree Removal Policy

Ms. Womack stated that the Board may want to implement a policy for general tree removal in the community outside of those she would address in the conservation area or on CDD property. A Board Member read Section 6 and 1.6 of the POA Maintenance Agreement, which involved maintaining the landscaping and the ponds and addresses removal and replacement of damaged trees around the ponds and indicated that, if the tree cannot be matched, its replacement would fall under the purview of the POA.

At direction of the Board, Mr. Burke and Staff will review the POA Agreement to clarify that the POA, not CDD, would incur all costs associated with maintenance, removal and replacement of all trees, specifically those in the CDD right-of-way (ROW).

D. Tree Removal – Pending Storm Event

In response to a question, Mr. Burke confirmed that the CDD has rights, outside of an existing Agreement, to address life safety or property issues, prior to a pending storm event. Ms. Cerbone stated that the CDD would always continue working with the POA.

FIFTH ORDER OF BUSINESS

Update: Request for Proposals (RFP) for Road Resurfacing and Other Road and Bridge Related Items

A. FY22 (Budget \$400K Less \$300K Reserve = \$100K Impact on Assessments)

B. Other Roads in CDD (FY22 Proposed Budget \$63.7K)

C. Bridges (FY22 Proposed Budget \$50K and Fund Reserve of \$100K)

I. Wood Replacement

II. 1st Bridge – Repair Status of Hole (NW Corner)

D. Drainage Updates

I. 22300 Arrowhead Terrace (Bricken)

II. 22703 Turtleback Court (Duggan)

E. CDD Right-of-Way Encroachment – 720 Wild Heron Way (Thomas)

F. Stormwater System – Status of Any Clean-Out Services Provided and That Are Still Planned

These items were presented following the Seventh Order of Business.

SIXTH ORDER OF BUSINESS

Update: Security Services Transition to New Vendor

Ms. Cerbone reported the following:

A. TriCorps – Up to a \$5K Fee Per Securitas Employee Hired

- The transition to TriCorps, as the CDD’s new security provider, was completed.
- TriCorps hired a Securitas employee so, due to the clause in the Securitas contract, the CDD must pay a fee; receipt of the Securitas invoice was pending.
- This clause was removed from the TriCorps Agreement before it was executed.

B. Post Orders – Update From POA

Updated Post Orders were included for informational purposes.

Discussion ensued regarding gate access, how to address the buildup of contractors, recommendation to widen the access lane, implementing a process similar to others where contractors are provided with specific RFID stickers so they can enter through the resident gate and having the POA install a gate on a private road. Mr. Burke cautioned that the CDD can slow traffic entry but it cannot prohibit access because the gatehouse is on a public road. The gatehouse is considered a deterrent to entering the community but the CDD cannot prohibit access or use public funds to patrol private roads. He recommended photographing license plates and for the POA to engage TriCorps to patrol the private roads. Board Members were asked to submit comments about the updated Post Orders to Mr. Burke and Ms. Cerbone for their review. The draft Post Orders would be emailed to the POA for review.

This item would be included on the next agenda.

C. Current Proposed Budget for FY22: Proposed Budget \$176K vs Contract Value \$148K (Excluding Securitas Fees)

Ms. Cerbone stated, later in the meeting, the Board would decide which amount to budget for Fiscal Year 2022 budget.

SEVENTH ORDER OF BUSINESS

Update: East Lake Master Plan Order

Mr. Burke reported the following:

- Contributions: The City and St. Joe Company recognized the Rule that is in place, which requires contribution based on impacts to Wild Heron Way (WHW), from 98 to the front gate.
- Road Turnover: The St. Joe Company is interested in the CDD having the County pursue the turnover of the back portion of the road.
- Bridge: They understood they would have to maintain the bridge.

Mr. Burke recommended that, during turnover of the road, the CDD perform another study that addresses the impacts of the additional traffic past the bridge, so it is assessed solely on that, instead of the entire roadway.

- **Update: Request for Proposals (RFP) for Road Resurfacing and Other Road and Bridge Related Items**

This item, previously the Fifth Order of Business, was presented out of order.

Ms. Cerbone provided information and cost estimates for Items 5A through 5F, as the backup materials were not in the agenda package. She asked the Board to keep these in mind because they impact the Fiscal Year 2022 budget, which will be adopted later in the meeting. Staff will need a directive as to which projects to proceed with.

The following was reported:

A. FY22 (Budget \$400K Less \$300K Reserve = \$100K Impact on Assessments)

- Reserves were depleted to offset the road surfacing project from WHW, from 98 to the gatehouse, which results in a \$100,000 impact on assessments, instead of \$400,000.
- Per her request, Mr. Carroll did not issue the RFP, so it could be discussed further at the October meeting.

B. Other Roads in CDD (FY22 Proposed Budget \$63.7K)

- Due to budget concerns, Mr. Carroll confirmed to her that funding was included in the budget to repair washouts and stabilize areas adjacent to the road.

C. Bridges (FY22 Proposed Budget \$50K and Fund Reserve of \$100K)

I. Wood Replacement

- Mr. Carroll would report on this item at the next meeting.

II. 1st Bridge – Repair Status of Hole (NW Corner)

- As Mr. Dean did not identify any holes in the bridge during his inspection, the Board Members were asked to email Ms. Cerbone if they notice any.

D. Drainage Updates

I. 22300 Arrowhead Terrace (Bricken)

➤ Ms. Womack, Mr. Carroll, several Supervisors and the homeowner inspected before the meeting and identified drainage issues. Mr. Carroll would review the surveys to determine whether the drainage was designed properly and proceed accordingly to resolve the issue.

II. 22703 Turtleback Court (Duggan)

➤ Ms. Womack and Mr. Carroll inspected and determined this and other outfall boxes needed to be cut. Once information from Mr. Carroll is received, the contractor can proceed with the repairs.

E. CDD Right-of-Way Encroachment – 720 Wild Heron Way (Thomas)

➤ Ms. Womack would contact Mr. Thomas to discuss returning the area to its original condition and report to the Board. As there was concern about wash outs, it was noted that the homeowner would be responsible for repairing all damages caused by his action.

F. Stormwater System – Status of Any Clean-Out Services Provided and That Are Still Planned

➤ Ms. Womack was having difficulty reaching Gulf Coast Utility Contractors (GCUC), the CDD's contractor, to perform the work. She believed the primary issue with the ponds is not the pipes; rather, it is the way the boxes were set. They need to be cut, as it controls the levels in the ponds. If she and Mr. Carroll are still unable to contact GCUC, she would find another contractor who can do the work and provide updates at the next meeting.

Ms. Allewelt stated she would email her list of contractors to Ms. Cerbone. Ms. Cerbone was asked to advise Mr. Carroll to email a summary of the above agenda items to her now so she can email it to the Board, rather than waiting to provide it at the next meeting.

▪ Continued 5A/5B Update: Request for Proposals (RFP) for Road Resurfacing and Other Road and Bridge Related Items

The Board discussed the following items and whether to proceed with the suggestion to implement a three-part RFP for the Road Resurfacing and Other Road items, as follows:

➤ St. Joseph's still has ongoing development projects so it would be counterproductive to resurface the road from the gate towards the speed bump; however, the County will not accept the road until it is resurfaced.

➤ The CDD interior roads are in worse condition than the roads outside the gate. It was suggested that the CDD obtain proposals for the four lanes at 98 up to the guard house, which is 1.4 miles, and from the gatehouse to Pinfish Drive at the driving range, which is 1.6 miles, and

another combining both sections. The Board could then decide which portion to possibly delay so that reserves can be built up for the project.

- Absorbing the costs to proceed with all projects inside and outside the gate now, rather than waiting, even if a loan is needed, because costs are increasing significantly and continue to outrun the CDD's savings plan.
- Including language in the RFP informing respondents that the Board might decide to just award one of the smaller projects.

On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, authorizing Mr. Carroll to prepare a three-part Request for Proposals, encompassing 1) costs to complete the entire length of Projects #2 and #3, 2) costs just to complete the four lanes at 98 up to the guard house and 3) costs just to complete the gatehouse to Pinfish Drive at the driving range, and include specifications such that respondents will understand that the Board might decide to award just one of the smaller projects, was approved.

- **Continued Discussion: 5C Bridges (FY22 Proposed Budget \$50K and Fund Reserve of \$100K)**

I. Wood Replacement

The Board discussed and agreed to proceed with the suggestion to replace all the wood with common commercial grade material, instead of trying to match it, due to expense.

EIGHTH ORDER OF BUSINESS

Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2020, Prepared by Carr, Riggs & Ingram, LLC

Ms. Cerbone presented the Audited Financial Statements for Fiscal Year 2020 Ended September 30, 2020 and noted the pertinent information in the audit. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Ms. Cerbone relayed her conversation with the Bond Underwriter, who would call in the summer of 2023 to discuss refinancing options for the Series 2012 Bond and to determine if a better rate without extending the life of the loan is obtainable. The call date is November, 2023.

A Board Member asked, if the CDD refinanced the 2012 bond and got another to pay for the repaving project from the gatehouse to Pinfish Drive at the driving range, could the amount of those savings that would be captured to do the new project could be determined. Ms. Cerbone stated it is possible and there are other options. The CDD is required to delineate between General and Debt Service Fund activities and transferring the savings from one to the other may work without having to do another bond issuance. It is a trade-off to use funds to either reduce assessments or fund capital expenditures.

Ms. Cerbone continued presenting the Fiscal Year 2020 Audited Financial Statements.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2021-05, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2020

Ms. Cerbone presented Resolution 2021-05.

On MOTION by Mr. Robinson and seconded by Mr. Starlin, with all in favor, Resolution 2021-05, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2020, was adopted.

TENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2021/2022 Budget

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

Ms. Cerbone reiterated her opening statement that the August 30, 2021 meeting opened and recessed and was reconvened today, due to weather conditions and to ensure safety for members of the public attending.

B. Consideration of Resolution 2021-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone presented one of several versions of the proposed Fiscal Year 2022 budget that were distributed during the meeting. The version in the agenda package included

landscaping costs, which the Board chose not to takeover at the last meeting. She reviewed certain highlighted items.

The Board approved the following changes to the proposed Fiscal Year 2022 budget, which differed from the version in the agenda package:

Page 1, "Security management services" Amount: "\$153,000" instead of "\$175,383"

Page 3, "Total expenditures" Amount: "\$971,801" instead of "1,359,215"

Page 3, "Excess/(deficiency) of revenues and over/(under) expenditure" Amount: \$300,000 would be used to offset the \$971,801 total expenditures designated for the road resurfacing on WHW, from 98 to entrance project, which results in \$671,801 in assessments and avoiding an additional increase in assessments.

Fund Reserves Fiscal Year 2022 ending balance was \$1,511,302, of which, \$300,000 was disbursed to the road resurfacing project and the remaining funds were earmarked for certain other items.

The meeting recessed at 12:29 p.m., and reconvened at 12:39 p.m.

Mr. Holt referred to the funds designated for CDD road repairs and stated that funds would be used to repair the varied levels between the curb and road in the neighborhoods, which was the cause of his wife's recent biking accident injury; although that occurred on a POA road.

On MOTION by Mr. Robinson and seconded by Mr. Dean, with all in favor, the Public Hearing was opened.

Resident and landscape liaison Tom Kerins felt that the HOA and POA should figure out how to work together instead of fighting against each other. He suggested adopting a resolution to transfer \$100,000 or \$125,000 from "Unassigned" reserve funds to the road and bridge line items, as he believed the CDD is receiving excess revenues. He referred to the July figures and asked why homeowners should give the CDD additional funds when the CDD is not spending the money it already acquired. Audience members concurred.

Ms. Cerbone stated that the reserve amounts are set by the Board; Staff typically makes recommendations and provides options to the Board. Board Members discussed their views about having reserves for unanticipated items instead of taking out a loan. The age of the development, bridges and concerns of a major storm event occurring were discussed.

A resident asked what the reserve amount should be. A Board Member replied that CDD Staff provides the Board with proposal amounts for upcoming projects to consider including in the annual budget. A Board Member discussed the differences in the way the POA and CDD allocate reserves. Ms. Cerbone stated that, if asked, she would recommend transferring some unassigned funds to the road project, as the Board may choose to complete a portion of the roads.

A resident voiced their opinion that the ponds need to be maintained or the alligator weed will eventually ruin everything in the pond, which is why reserves are necessary.

A resident stated he tried to raise the impact fee for new builds to fund road repairs, which may lower CDD assessments. The resident discussed reallocating some reserves and building up reserves for road repairs. They felt that the CDD must do the work now.

On MOTION by Mr. Starlin and seconded by Mr. Holt, with all in favor, the Public Hearing was closed.

Ms. Cerbone presented Resolution 2021-06. She reiterated the final line item figures taken from a version of the proposed Fiscal Year 2022 budget that differed from the one in agenda package. The following changes would be made to the distributed version of the Fiscal Year 2022 budget:

Pages 2 and 6: Change title from “Transfer of WHW from 98 to entrance” to “Road resurfacing”

Page 3, “Road projects” line item: Transfer in “\$150,000” from “Unassigned” funds.

Page 3, Footnote #3: Delete last two sentences

Page 5, “Security management services”: Delete “in March of 2016” from the first sentence and insert “The security services firm agreement is with the CDD” after the first sentence and delete the remaining sentences

On MOTION by Mr. Dean and seconded by Mr. Starlin, with all in favor, Resolution 2021-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

Public Hearing to Hear Comments and
Objections on the Imposition of
Maintenance and Operation Assessments
to Fund the Budget for Fiscal Year
2021/2022, Pursuant to Florida Law

A. **Proof/Affidavit of Publication**

B. **Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

C. **Consideration of Resolution 2021-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; 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**

On MOTION by Mr. Robinson and seconded by Mr. Holt, with all in favor, the Public Hearing was opened.

Mr. Kerins referred to his earlier comment and asked for assurance from the Board that they will spend funds for roadway projects. He questioned why the hole and rotted wood on the bridge were not repaired yet. A Board Member replied that it is for the same reason the POA boathouse is not repaired; there have been difficulties in engaging contractors to perform the work, obtaining three proposals and an overall labor pool shortage. Mr. Kerins was asked to send Ms. Cerbone his ongoing list of repair items.

Ms. Cerbone recommended implementing the process of revising the layout of the agenda, collecting Staff Members' action items after each meeting and the process of CDD Staff sending their monthly activity reports to her to email to the Board, which would help ensure that projects are being finalized.

On MOTION by Mr. Dean and seconded by Mr. Starlin, with all in favor, to implementing the process of CDD Staff providing their monthly activity reports to Ms. Cerbone to email to the Board, was approved.

On MOTION by Mr. Balduf and seconded by Mr. Robinson, with all in favor, the Public Hearing was closed.

Ms. Cerbone presented Resolution 2021-07.

On MOTION by Mr. Dean and seconded by Mr. Balduf, with all in favor, Resolution 2021-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; 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, was adopted.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2021

Ms. Cerbone presented the Unaudited Financial Statements as of July 31, 2021

On MOTION by Mr. Balduf and seconded by Mr. Stalin, with all in favor, the Unaudited Financial Statements as of July 31, 2021, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of Minutes

Ms. Cerbone presented the following meeting minutes:

- A. December 7, 2020 Regular Meeting**
- B. June 7, 2021 Regular Meeting**

On MOTION by Mr. Balduf and seconded by Mr. Robins, with all in favor, the the December 7, 2020 Regular Meeting Minutes and the June 7, 2021 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

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

Ms. Womack stated that the cutting event would be completed soon and the monitoring event would commence in September. The mitigation areas and water quality monitoring would commence in November.

Mr. Holt asked to how often trees blocking the lake view are cut down, as this was not how it was when he purchased the lot. Ms. Womack stated approval from the Florida Department of Environmental Protection (FDEP) would be required before cutting, as they are not allowed to touch the grasses in the conservation easement areas. She would report her findings. Approval to hand cut about 50% of trees in selected areas was denied, which is the same treatment done for the natural buffer areas.

B. District Counsel: *Burke Blue*

Mr. Burke discussed his conversation with St. Joe Representatives Mike Jameson and Bridget Sikes and stated that St. Joe is close to finishing the back exit road to where a golf cart can get through; it would have a drop-down collar to allow vehicles to exit during an emergency; they were close to resolving this part. The damaged control box at the gate would be replaced with a different type. There were no discussions about allowing golf cart access to Origins.

Mr. Burke introduced his Associate, Mr. Nick Caruso, who will assist on CDD matters.

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

There was no report.

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

I. 455 Registered Voters in District as of April 15, 2021

There were 455 registered voters residing in the District as of April 15, 2021.

II. Update: Microphones and Stands – Purchased and Delivered to Eddie Levick for CDD Meetings

Ms. Cerbone stated that the equipment arrived and was in use today.

III. Drop Down Covers – POA Declined CDD Offer at This Time

IV. NEXT MEETING DATE: October 4, 2021 at 2:00 P.M. (Central Time)

- **CONSIDER TIME CHANGE TO 3:00 P.M.**

The Board agreed to change the meeting start times to 3:00 p.m., Central Time.

On MOTION by Mr. Dean and seconded by Mr. Starlin, with all in favor, authorizing Staff to change the meeting start times from 2:00 p.m., Central Time, to 3:00 p.m. Central Time, revise the Fiscal Year 2022 Meeting Schedule to reflect the new start time and advertise accordingly, was approved.

- **QUORUM CHECK**

The next meeting will be held on October 4, 2021 at 3:00 p.m., Central Time.

FIFTEENTH ORDER OF BUSINESS

Board Member Comments

There were no Board Members comments.

SIXTEENTH ORDER OF BUSINESS

Public Comments

Resident David Fleet gave historical information to Ms. Womack for use in discussions with the FDEP, whereby, in 2010, volunteers were allowed to hand cut down the wax myrtles but not the saw grasses, as it was so overgrown the water was not visible and they did not exist in the original permit.

SEVENTEENTH ORDER OF BUSINESS

Action Item Recap

- CDD Staff to email monthly reports to Ms. Cerbone to email to the Board.
- Mr. Carroll to be notified to provide updates at the October meeting about the changes that were made to the RFP, which is to go out in September.
- Ms. Womack to contact FDEP regarding maintaining water areas for better visibility.
- Mr. Womack to provide a synopsis of the CDD lake bank conditions and any immediate action needed for erosion versus optional work.
- Mr. Carroll and Ms. Womack to advise the contractor to do the stormwater cleanout and, if unavailable, they would look for another contractor. Ms. Allewelt to provide contact information for other contractors and Ms. Womack to discuss the possibility of the POA negotiating a contract to do its repairs simultaneously with the CDD.
- Ms. Womack, Mr. Burke and Ms Cerbone to review the POA Agreement to clarify that the POA, not CDD, would incur all costs associated with maintenance, removal and replacement of all trees, specifically those in the CDD ROW.
- Board Members to submit Post Order changes to Ms. Cerbone. Mr. Burke and Ms. Cerbone, after review, would email a draft to the POA for review.
- Ms. Womack and Mr. Carroll to review the surveys to determine whether the drainage cuts were designed properly and report the findings at the next meeting.

Mr. Kerins reiterated his request to have the hole and rotted wood at the southwest corner on the bridge repaired.

Discussion ensued regarding reviewing the surveys to determine if drainage cuts were designed properly or needs adjustments. Ms. Cerbone stated that the Board wants all drainage outlets identified and reports on those that need adjustments.

➤ Ms. Womack and Mr. Carroll to inspect the culvert and two drainage pipes on both sides of the road, next to the power line just before Marsh Rabbit Run, as erosion issues were identified, and report their findings.

Mr. Balduf thanked Jeff and Eddie for doing the sound work today and the homeowners for their feedback; this was the largest group in attendance in several years.

A Board Member reminded those in attendance that they are all neighbors and, while everyone does not have to agree with everyone, all have a right to say what they think.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Balduf and seconded by Mr. Dean, with all in favor, the meeting adjourned at 1:33 p.m., Central Time.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair