

**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 November 1, 2021, at 3:00 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

**Also present were:**

Cindy Cerbone	District Manager
Jamie Sanchez (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Tom Kerrins	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 3:03 p.m., Central Time. Supervisors Dean, Balduf and Starlin were present in person. Supervisors Holt and Robinson were not present.

Ms. Cerbone stated today's meeting would be very brief and it would be continued to next Monday. The responses to the Request for Proposals (RFP) for road resurfacing are due in the morning and Staff, including Ms. Womack and Mr. Carroll, would present the RFP responses and make recommendations at the continued meeting.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Updates**

Ms. Cerbone recalled that at the last meeting it was agreed that, whenever a CDD meeting has been skipped and because one is not scheduled every month, District Staff, primarily Ms. Womack, emails updates to the Board. If there is anything specific that should be

addressed that may not fit under the topics in Items A through F, Ms. Cerbone urged the Board Members to email her and Ms. Womack.

- A. Ponds (DEP Site Visit)**
- B. Aerators**
- C. Tree Pruning (DEP Feedback)**
- D. Lank Bank Erosion**
- E. Hole at S.W. Corner of 1<sup>st</sup> Bridge**
- F. Other**

**FOURTH ORDER OF BUSINESS**

**Update: Request for Proposals (RFP) for Road Resurfacing**

Ms. Cerbone reported the following:

- County officials recently questioned whether Wild Heron Way is a private road, in relation to the County updating its GIS systems.
- She coordinated with Mr. Burke, who contacted the County Attorney who subsequently confirmed that Wild Heron Way is a public road owned by the CDD.
- Upon further research, it was discovered that the spine roads within the community are also public roads. Staff would ask the County to update the GIS records for Wild Heron Way and the spine roads.
- Regarding the RFP for road resurfacing, Staff arranged for 30 days to expire between the time the RFP was noticed and the time that bids should be submitted.
- The bid opening would occur on the morning of November 8<sup>th</sup> and Mr. Burke would present the results, along with his recommendations, at the 3:30 p.m. continued meeting.

Discussion ensued regarding private roadways, road ownership and streetlights. Mr. Dean stated documents show that the POA is responsible for the lights throughout the community. Ms. Sanchez would forward communications between District Counsel and the County Attorney to Ms. Diane Allewelt, the POA Community Associations Manager, and copy Mr. Balduf.

**FIFTH ORDER OF BUSINESS**

**Update: Drainage Concerns**

- A. 22300 Arrowhead Terrace (Bricken)**
- B. 22703 Turtleback Court (Duggan)**

**C. 22120 Marsh Rabbit Run (Daws)**

Ms. Cerbone stated Ms. Womack or Mr. Carroll would provide an update on the drainage concerns at the next meeting.

**SIXTH ORDER OF BUSINESS**

**Update: Row Encroachment – 720 Wild Heron Way (Thomas)**

Ms. Cerbone stated that the final work was completed. There was an issue with the contractor’s approach to the work, which Mr. Carroll would speak about at the next meeting.

**SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Updated Post Orders**

Ms. Cerbone stated no work has been done on the Post Orders. Mr. Burke would provide an update at the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Break-N-Ground, LLC, Proposal for Replacement of Bridge Boards on Wild Heron Way (Option A and Option B)**

Ms. Cerbone presented the Break-N-Ground, LLC, Proposal for Replacement of Bridge Boards on Wild Heron Way, which outlines the two options that could be used.

This item would be considered at the next meeting.

**NINTH ORDER OF BUSINESS**

**Update: Stormwater System – Status of Clean-Out Services and Contractor to Cut Pond Boxes to Control Pond Levels**

Ms. Cerbone stated that an update would be given at the next meeting.

**TENTH ORDER OF BUSINESS**

**Update: Stormwater Reporting Requirements**

Ms. Cerbone reported the following:

- Mr. Carroll would be asked to discuss the 20-Year Stormwater Needs Analysis Report now required by the State and provide a proposal to prepare the Report, which is due by June 30, 2022 and every five years thereafter.

- The Report would encompass planning, what precautions are in place and the costs.
- Most engineering firms that Management works with plan to commence work on the Report in January.

**ELEVENTH ORDER OF BUSINESS**

**Informational Item: McNeil Carroll Engineering, Inc., Work Authorization Indicating Lump Sum Payment for Services Described in Notice**

Ms. Cerbone stated Mr. Carroll hinted that he would like to enter into business arrangement with the CDD, similar to District Counsel, with a monthly flat fee billing. Mr. Roberts would present a work authorization at the next meeting.

**TWELFTH ORDER OF BUSINESS**

**Continued Discussion: Tree Removal Policy**

Ms. Cerbone stated the Tree Removal Policy would be addressed at the next meeting. Ms. Womack and Mr. Burke submitted their feedback on whether changes should be made to the Landscape Agreement between the CDD and the POA to clarify tree removal.

Discussion ensued regarding the Landscape Agreement. Mr. Dean gave an update on a recent Florida Fish and Wildlife Conservation Commission (FWC) analysis in the community. A FFW representative would present the findings and observations at the next meeting.

**THIRTEENTH ORDER OF BUSINESS**

**Update: Survey Review – Drainage Cut Design**

This item was not addressed.

**FOURTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of September 30, 2021**

This item was not addressed.

**FIFTEENTH ORDER OF BUSINESS**

**Approval of Minutes**

- A. August 30, 2021 Public Hearings and Regular Meeting**
- B. September 2, 2021 Continued Public Hearings and Regular Meeting**

This item was not addressed.

**SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

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

There was no report.

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

There was no report.

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

**• UPCOMING MEETINGS**

**I. November 8, 2021 at 3:00 P.M. (Central Time) [Continued Meeting]**

**II. December 6, 2021 at 3:00 P.M. (Central Time) [Regular Meeting]**

**○ QUORUM CHECK**

The next meeting will be held on November 8, 2021 at 3:00 p.m., Central Time.

**SEVENTEENTH ORDER OF BUSINESS**

**Board Member Comments**

There were no Board Members comments.

**EIGHTEENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments

**NINETEENTH ORDER OF BUSINESS**

**Action Item Recap**

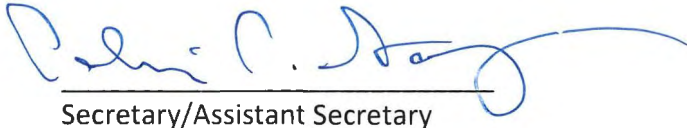
Mr. Derek Fogel, of the FWC, would present his findings at the November 8<sup>th</sup> meeting.

**TWENTIETH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting recessed.

**On MOTION by Mr. Balduf and seconded by Mr. Starlin, with all in favor, the meeting recessed and was continued to November 8, 2021 at 3:30 p.m., Central Time.**

A handwritten signature in blue ink, appearing to read "Celine C. [unclear]", written over a horizontal line.

Secretary/Assistant Secretary

A handwritten signature in blue ink, appearing to read "David R. [unclear]", written over a horizontal line.

Chair/Vice Chair