

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT
DISTRICT**

April 4, 2022

**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

March 28, 2022

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

NOTE: Meeting Time

Dear Board Members:

The Board of Supervisors of the Lake Powell Residential Golf Community Development District will hold a Regular Meeting on April 4, 2022, at 3:00 P.M., Central Time, at the Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comment
3. Consideration of Appointment to Fill Unexpired Term of Seat 5 [*Term Expires November 2022*]
 - Candidates
 - A. Greg Hudson
 - B. Frank A. Self
 - C. Joshua Verville
4. Administration of Oath of Office to Newly Appointed Supervisor (*the following will be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict

5. Consideration of Resolution 2022-01, Designating Certain Officers of the District, and Providing for an Effective Date
6. Updates
 - A. Meter Installation Status with Gulf Power
 - B. Consideration of Ryerson Electric Proposal to Install Power for Stormwater Pond Aeration - Sawgrass, Marsh Rabbit, Dune Lake Trail and East and West Water Oak Ponds
 - C. Consideration of Break N Ground Proposal for Box Culvert Seam Repair
 - D. Environmental Permit Review of Manageable/Unmanageable Areas
7. Discussion/Consideration of Focus Landscaping Proposal for Black Out Mesh on Fence in Maintenance Area
8. Discussion/Consideration of Updated Landscape Agreement Regarding Tree Removal
9. Continued Discussion: Potential Land Swap with St. Joe
10. Continued Discussion: Lease Agreement with POA for Boat House Regarding Drop Down Request
 - A. Consideration of Drop Down Proposals
 - B. Consideration of Lease Agreement
11. Continued Discussion: Engagement of Firm for Debris Removal Monitoring and Filing FEMA Requests for Reimbursements
12. Consideration of Proposal for Stormwater Management Needs Analysis Report
 - A. Consideration of District Engineer Work Authorization
 - B. Discussion: Potential Conversion of Stormwater Drainage Facilities to CDD
13. McNeil Carroll Engineering, Inc., Work Authorization Indicating Lump Sum Payment for Services Described in Notice
14. Discussion: Letter Regarding Driveway Culverts on Sweet Bay Trail and Marsh Rabbit Run
 - Ex: 1511 Sweet Bay Trail
15. Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2021, Prepared by Carr, Riggs & Ingram, LLC

- 16. Consideration of Resolution 2022-03, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2021
- 17. Consideration of Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
- 18. Acceptance of Unaudited Financial Statements as of February 28, 2022
- 19. Approval of March 7, 2022 Regular Meeting Minutes
- 20. 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: May 2, 2022 at 3:00 P.M. (Central Time)

- QUORUM CHECK

David Holt	<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
Jerry Robinson	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 21. Board Member Comments
- 22. Public Comment
- 23. Action Item Recap
- 24. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez (561) 512-9027.

Sincerely,

Cindy Cerbone
 Cindy Cerbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 131-733-0895

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

3A

Resume

Greg Hudson

1518 Dune Lake Trail

Panama City Beach, Fl 32413

850-630-4620

gscott258@gmail.com

Job and training History

2001- 2006 Hughes Supply Manager

I over saw 3.5 million in revenue, Ran daily operations, 14 Employees

2006-2008 Lightning & Lamp, Florida Operations Manager

Open a New Branch and oversaw all sales and operations in Florida annual sales 6.5 million

2008-2012 Hughes Area Manager

I oversaw 5 Branches, and 38 employee's annual revenue was 18.5 million

HOA and ARB History

2012- current. Own Greg Hudson Electric annual revenue 4.5 million 25 employees

HOA President North Beach Estates 4 years

HOA President Tapestry Park 6 Years as President, 3 as Vice President

ARC Chairman Tapestry Park 4 years

As the President of Tapestry Park, I oversaw the 2nd and 3rd Phase development. I brought in the Buyers and worked with both the ARC and developer to get roadways, Signage, and lighting. I also worked with the developer and The City of Panama City Beach for a relocation of our storm water reservoir.

As HOA President of North Beach, I oversaw the repairs of drainage, and road condition to dedicate to the county's specification.

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

3B

CANDIDATE INFORMATION FORM FOR A SUPERVISOR OF THE CDD

Name: Frank A. Self

Address: 1617 Sharks Tooth Trail, Panama City Beach, FL 32413

EDUCATIONAL BACKGROUND:

BS in Engineering at Auburn University, plus Advanced Study for State Certification for Public Works Manager at Rutgers University, NJ

BUSINESS EXPERIENCE:

Civil and Materials Engineer for the Alabama Highway Department.

Director of Public Works for Middletown Township, New Jersey, (population of 67,000).

Director of Public Works for Monmouth County New Jersey (population of 650,000)

Two term Mayor of Middletown Township, NJ population of 67,000, annual budget of \$55 million

Chairman of Middletown Township New Jersey Sewer Authority, annual budget of \$11 million.

Freeholder (County Commissioner) of Monmouth County, NJ. population of 650,000, annual budget of \$420 million.

POA/HOA ASSOCIATION EXPERIENCE:

Recent Chairman of the WHPOA Maintenance Committee since its inception in April 2020, present member of the WHPOA Board of Directors.

Former Vice President for Greenbriar Falls Townhomes HOA /Board of Directors (Tinton Falls NJ) for 6 years.

ADDITIONAL AREAS OF EXPERIENCE:

Vice Chairman of the New Jersey Transportation Committee

Former Captain in USAF.

Co-founder of the Prevention Alcohol and Drugs in Middletown, NJ.

SIGNATURE

Frank A. Self

DATE

3/17/2022

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

3C

FROM THE DESK OF

Joshua Verville

March 14, 2022

Cindy Cerbone
District Manager
Lake Powell CDD
Wrathell, Hunt and Associates, LLC
2300 Glades Road #410W
Boca Raton, FL 33431

Cindy and Lake Powell CDD Supervisors,

I am seeking your consideration for the office of Lake Powell Community Development District Seat 5, recently vacated. I have lived here with my family for eight years, as a full time resident of the Wild Heron community. We chose this area because of the development's natural beauty, commitment to maintain the environment, quality of construction, and amenities. The Lake Powell CDD plays a critical role in supporting the growth and responsible development of Wild Heron and I will work to continue improving our community.

I believe my 20+ years across sectors in state government, higher education, philanthropy, and the private sector has provided me with the skills and experience to work collaboratively across different interests and groups to achieve our community's goals. In addition to my professional experience, I was involved in our condo association in Portland, Maine and the President of the Homeowner's Association in St. Louis where our development had an active CDD. I currently volunteer on the communications and finance committees for the Wild Heron POA. I was also the Treasurer for the Central West End Dog Parks, in St. Louis. My family and I are supporters of the Lake Powell Clean Up day here in our community and often assist with Wild Heron events.

I am familiar with the challenges and opportunities central to the Wild Heron experience and understand how to tackle them to improve growth and foster responsible development.

I will work strategically with the Lake Powell CDD Supervisors, the Wild Heron Community- WHPOA, St. Joe, state and local government, and all our neighbors to address urgent and short term needs without disregarding long term investment and planning.

Thank you for your consideration.

Sincerely,

Joshua Verville

JOSHUA VERVILLE, MPA

1715 Skimmer Court
Panama City Beach, FL 32413

Phone: 360.561.8905
Email joshua.verville@yahoo.com

PROVEN SENIOR LEADER

STRATEGY | GROWTH | RESULTS

Accomplished senior leader with decades of experience building strategies that drive results. Strong history of incorporating big-picture strategies that encompass critical details, enabling effective short and long-term goal achievement. Innovative thinker, problem solver, and focused leader skilled at complex-pursuit direction and management. Ability to combine strategic planning, capture planning, business development expertise to deliver value, exceptional results, and drive growth.

AREAS OF EXPERTISE

- Sales Strategy and Execution
 - Strategic Account Development
 - Information Technology
 - Financial Management
 - Relationship Management
 - Growth Strategies
 - Procurement Strategy
 - Marketing Management
 - Market Analysis
 - Government Affairs
 - Competitive Intelligence
 - Health and Human Services
-

PROFESSIONAL EXPERIENCE

GENERAL DYNAMICS INFORMATION TECHNOLOGY DIRECTOR BUSINESS DEVELOPMENT	2021 - Present
PERATON STRATEGIC DEVELOPMENT EXECUTIVE	2020 - 2021
PERSPECTA SENIOR STRATEGIST & BUSINESS DEVELOPMENT	2018 - 2020
DXC TECHNOLOGY U.S. PUBLIC SECTOR SENIOR STRATEGIST FOR MARKET AND COMPETITIVE INTELLIGENCE	2014 - 2018
HEWLETT PACKARD SLED SENIOR STRATEGIST FOR PORTFOLIO AND MANAGEMENT	2013 - 2014
NWN CORPORATION, SENIOR CONSULTANT	2010 - 2012
WASHINGTON STATE DEPARTMENT OF EARLY LEARNING DIRECTOR OF THE SOUTHWEST SERVICE AREA	2007 - 2010
ANNIE E. CASEY FOUNDATION- JIM CASEY YOUTH OPPORTUNITIES INITIATIVE ASSOCIATE DIRECTOR	2004 - 2007
UNIVERSITY OF SOUTHERN MAINE MUSKIE INSTITUTE FOR PUBLIC SECTOR INNOVATION / PROJECT SPECIALIST	2001 - 2004
MAINE DEPARTMENT OF HEALTH AND HUMAN SERVICES CHILD PROTECTIVE CASE MANAGER	1999 - 2001

TECHNOLOGY PROFICIENCIES

- CERTIFIED TECHNOLOGY BUSINESS MANAGEMENT EXECUTIVE (TBME) – TBM COUNCIL
- CERTIFIED ITIL FOUNDATIONS CERTIFICATE
- SOCIAL MEDIA STRATEGIST CERTIFICATION - FACEBOOK, TWITTER, LINKEDIN, BLOGGING
- KNOWLEDGEABLE IN ORACLE POLICY AUTOMATION, UI PATH, MICROSOFT SHAREPOINT, MICROSOFT DYNAMICS CRM, SALESFORCE, PEGA, SISENSE AND TABLEAU
- MICROSOFT OFFICE PRO SUITE (WORD, EXCEL, ACCESS, POWERPOINT, OUTLOOK, AND VISIO)

OTHER LEADERSHIP ACTIVITIES

PSC VISION MARKET FORECAST

IT AND BUDGET MANAGEMENT TEAM (2019-2022)

NATIONAL ASSOCIATION OF STATE CHIEF INFORMATION OFFICERS (NASCIO) CORPORATE MEMBER

SERVES ON THE CLC, AWARDS, PRIVACY AND DATA COMMITTEE (2015-2022)

NATIONAL ASSOCIATION OF REGULATORY ADMINISTRATION (NARA) BOARD OF DIRECTORS

SERVED 2 CONSECUTIVE TERMS AS AN AT-LARGE MEMBER (2007- 2015)

LEADERSHIP ST. LOUIS - 31ST CLASS

GRADUATED THE PROGRAM FOR EMERGING AND ESTABLISHED LEADERS WHICH PROVIDED ADVANCED SKILL DEVELOPMENT AND COMMUNITY IMMERSION EXPERIENCES TO EXPLORE CRITICAL ISSUES IN THE ST. LOUIS REGION (2005-2006)

MENTOR FOR A YOUTH IN FOSTER CARE: COMMUNITY MENTORING

MENTORED A YOUNG MAN IN FOSTER CARE (2000-2005)

EDUCATION

MASTER OF CYBERSECURITY

UNIVERSITY OF WEST FLORIDA AT THE HAL MARCUS COLLEGE OF SCIENCE AND ENGINEERING, PENSACOLA FL - 2023

MASTER OF PUBLIC ADMINISTRATION

UNIVERSITY OF WASHINGTON AT THE EVANS SCHOOL OF PUBLIC AFFAIRS, SEATTLE, WA - 2009

GRADUATE CERTIFICATE IN NON-PROFIT MANAGEMENT

UNIVERSITY OF SOUTHERN MAINE AT THE MUSKIE SCHOOL OF PUBLIC SERVICE, PORTLAND, ME -2003

BACHELOR OF ARTS, PSYCHOLOGY

UNIVERSITY OF MAINE AT FARMINGTON, FARMINGTON, ME -1999

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lake Powell Residential Golf Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

 Cindy Cerbone is appointed Assistant Secretary.

 Jamie Sanchez is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of April, 2022.

ATTEST:

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

6C

PO box 35036
Panama City, FL
32412
(850) 819-7783
nickwilliams125@gmail.com

Estimate

Break-N-Ground

For: Bethany Womack
bethany@cypressenvironmental.com

Estimate No: 45
Date: 03/16/2022

Description	Quantity	Rate	Amount
Culvert Dam up culvert and pump water. Cut out bottom of concrete box culvert. Flowable fill up to 6 cubic yards. Hydraulic plug.	1	\$12,330.00	\$12,330.00
		Subtotal	\$12,330.00
		TAX 0%	\$0.00
		Total	\$12,330.00

Total

\$12,330.00

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

8

CDD-POA handover exhibits

EXHIBIT A

TO Landscape MAINTENANCE AGREEMENT

Description of Improvements

All Neighborhood aesthetic improvements described in Lake Powell Residential Golf Community District Improvement Plan prepared by McNeil Carroll Engineering, Inc., dated of , 2018, and supplemented from time to time, including, but not limited to all Landscaping, mulching, annual flower rotations, irrigation, fertilization, pest control, tree and shrub pruning for all District owned roadways, perimeter berms, wet pond areas landward of littoral zone, dry ponds landward of top of slope, roundabout, community entry features, monuments or other District owned improvements related to landscaping. POA will receive the improvement plan and supplements each year for reference.

For this agreement, the littoral zone of wet ponds is generally described as the area along the pond bank from the high water mark into the water area where sunlight penetrates through the sediments at the bottom of a waterbody to support emergent vegetation.

EXHIBIT B

TO MAINTENANCE AGREEMENT

Description of Landscape Maintenance Services

1.. Landscape maintenance areas include, but are not limited to, maintenance of landscaping located in rights-of-way, perimeter berms, lake areas and community entrances, and irrigation systems and facilities. Activities include, but are not limited to, mowing, edging, application of mulch, removal of weeds, fertilization, annual color rotations, watering, pruning of trees, and shrubs, controlling insects and disease, and maintaining/repairing and replacing/repairing irrigation lines, valves, and heads as needed. **Pump maintenance, repairs and replacement is the responsibility of St. Joe per other agreement.**

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

10B

LEASE AGREEMENT

This Lease Agreement (the "Lease"), dated [date], is made and entered into by and between WILD HERON PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit corporation ("Landlord"), having its principal office at [address], and LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government pursuant to Chapter 190, Florida Statutes ("Tenant"), having its principal office at [address]. In consideration of the mutual covenants and agreements set forth in this Lease, and other good and valuable consideration, Landlord leases to Tenant, and Tenant leases from Landlord, the Premises as defined in Article II.

ARTICLE I. TERM.

- 1.1. Term.** The term of this Lease shall be ****DETERMINED BY PROJECT COST AMORTIZATION****, commencing on [date] and ending on [date], unless terminated sooner as provided in this Lease (the "Term"). During the Term the Tenant shall have exclusive use of the Premises on the first Monday of each month from 12:01 a.m until 11:59 p.m. and shall be entitled to use the Premises on at least two (2) other days per month upon advance notice to Landlord and subject to the Premises being free of prior scheduled events.

ARTICLE II. PREMISES.

- 2.1. Premises.** The Premises is generally known as "The Boat House" and located within the Wild Heron subdivision in Bay County, Florida, and graphically depicted on Exhibit A-1 and Exhibit A-2 (collectively, the "Premises"). Exhibit A-2 depicts the installation of the ****DROP DOWN PANELS****.

ARTICLE III. RENT AND SECURITY DEPOSIT.

- 3.1. Fixed Rent.**
- (a) Tenant agrees to pay for all materials and costs to install the ****DROP DOWN PANELS**** and pay to Landlord the sum of \$100.00 ("Fixed Rent"). Fixed Rent is paid at the commencement of this Lease in consideration for use of the Premises during the Term.

ARTICLE IV. USE OF PREMISES.

- 4.1. Permitted Use.** Tenant shall use the Premises to operate and conduct its public meetings of the Board of Supervisors of the Lake Powell Residential Golf Community Development District. Landlord acknowledges that on the days the Tenant occupies the Premises, the public shall be permitted to enter the Premises, but only for so long as is reasonably necessary to access, attend and exit the public meetings.
- 4.2. Prohibited Uses.** Tenant shall not use, or permit the use of, the Premises in any manner that (a) results in waste of the Premises or constitutes a nuisance, (b) violates any statute, ordinance, rule or regulation applicable to the Premises or for any illegal purpose, (c) will cause a cancelation or non-renewal of any insurance policy covering the Premises, or

otherwise render the Premises uninsurable, (d) impairs Landlord's right, title or interest in the Premises or any portion thereof, (e) will cause structural injury to the Premises, and (f) will cause the value or usefulness of the Premises or any part thereof to diminish other than normal wear and tear. Tenant agrees that it will, promptly upon discovery of any such use, immediately notify Landlord and take all necessary steps to compel the discontinuance of such use.

ARTICLE V. REPAIRS AND MAINTENANCE.

- 5.1. Tenant's Obligations. **NEEDS DISCUSSION WITH POA****
- 5.2. Landlord's Obligations. **NEEDS DISCUSSION WITH POA****

ARTICLE VI. UTILITIES AND GARBAGE REMOVAL.

- 6.1. Utilities. **LANDLORD SHOULD PAY THE UTILITIIES****
- 6.2. Garbage Removal.** Tenant shall pay for the removal of all garbage and rubbish from the Premises during its occupation of the Premises during the Term.

ARTICLE VII. ALTERATIONS, ADDITIONS, AND IMPROVEMENTS.

- 7.1. Installation of Drop Down Panels.** Tenant and Landlord have agreed that Tenant, in consideration of this Lease, shall have the obligation and right to install ****DROP DOWN PANELS**** on the Premises. Upon completion of installation the ****PANELS**** shall become the property of the Landlord who shall have the responsibility of the care and maintenance of the ****PANELS**** during the Term.

ARTICLE VIII. INSURANCE AND INDEMNITY.

- 8.1. Insurance. **NEEDS DISCUSSION WITH POA****
- 8.2. Indemnification. **NEEDS DISCUSSION WITH POA****

ARTICLE IX. DAMAGE OR DESTRUCTION OF PREMISES.

- 9.1. Notice.** If the Premises are damaged or destroyed by fire, flood, or other casualty, Tenant shall give immediate written notice of the damage and, as far as known to Tenant, the cause of the damage.
- 9.2. Total Destruction of the Premises.** If the Premises are totally destroyed by fire, flood, or other casualty, not the fault of Tenant or any person in or about the Premises with the express or implied consent of Tenant, Landlord has the right to terminate this Lease or rebuild or repair the Premises subject to Section 9.4. Should Landlord choose to terminate this Lease, Rent shall be apportioned to the date of damage and destruction. Should Landlord choose to repair the Premises, Rent will abate for the time period from the date of damage and destruction to the date Landlord notifies Tenant that the Premises has been repaired.

9.3. Partial Destruction of the Premises. If the Premises are partially damaged by fire, flood, or other casualty, not the fault of Tenant, or any person in or about the Premises with the express or implied consent of Tenant, then Landlord shall, at its sole cost and expense, rebuild or repair the Premises subject to Section 9.4. If the damage renders the Premises untenantable in whole or in part, Rent payable during the period in which the Premises is untenantable will be abated as to those portions of the Premises as are, from time to time, untenantable as a result of such damage from the date of the damage and destruction to the date Landlord notifies Tenant that such portions of the Premises has been repaired.

9.4. Landlord's Repairs. If the Lease is not terminated in accordance with this Article IX, Landlord shall rebuild or repair the Premises within a reasonable time after the damage or destruction occurs, provided that the total insurance proceeds recovered or recoverable as a result of such damage are sufficient to repair all damage to the Premises as determined by Landlord and that all of the proceeds of the applicable insurance coverage are made available to Landlord by any mortgagee whose interest may be superior to Landlord; and further provided that the term of this Lease shall have at least [two (2)] years to run, and that applicable laws shall permit. Landlord shall not be obligated to expend in repairs and restoration an amount in excess of the proceeds of insurance recovered with respect to such damage. Landlord's duty to repair the Premises is limited to repairing those parts of the Premises that were provided by Landlord at Landlord's cost at the beginning of the Term. Tenant shall repair all improvements to the Premises installed by Tenant and all alterations at the sole cost and expense of Tenant.

ARTICLE X. DEFAULT.

10.1. Tenant's Defaults. Tenant shall be in default under the terms and conditions of this Lease if:

- (a) Tenant fails to pay Fixed Rent or Additional Rent, in accordance with the terms and conditions of this Lease,
- (b) Tenant fails to comply with any term, provision, condition, or covenant of this Lease (other than the covenant to pay Fixed Rent and Additional Rent),

10.2. Landlord's Remedies. Upon occurrence of any default by Tenant, Landlord shall have all remedies available to Landlord at law or in equity.

ARTICLE XI. QUIET ENJOYMENT AND SUBORDINATION.

11.1. Quiet Enjoyment and Subordination. Provided Tenant performs all its obligations hereunder, Tenant shall peaceably and quietly have, hold and enjoy the Premises from hindrance by Landlord or any person claiming by, through, or under Landlord, subject to the terms of this Lease. This Lease is subject and subordinate to all ground or underlying leases and security deeds that may now or hereafter affect such leases or the real property of which Premises are a part and to all renewals, modifications, consolidations, replacements and extensions of any such underlying leases and security deeds without the necessity of any notice or written instruments. Tenant covenants and agrees to attorn to

any successor to Landlord's interest in this Lease. Upon demand, Tenant shall within [days in words and numbers] days execute a document requested by Landlord to evidence such subordination and attornment. If Tenant fails to execute, acknowledge and deliver any such instruments within [ten (10)] days after request therefor, Landlord is hereby granted an irrevocable attorney-in-fact, coupled with an interest, to execute such instruments on Tenant's behalf, which statement shall be binding on Tenant to the same extent as if executed by Tenant.

- 11.2. Surrender of Premises.** Tenant shall, no later than the date of termination of this Lease, surrender the Premises to Landlord free of Hazardous Substances and with all remedial and/or closure plans completed (and deliver evidence thereof to Landlord).

ARTICLE XII. HOLDOVER.

- 12.1. Holdover.** On the expiration of the Term or any extension terms, or upon any earlier termination of this Lease, or upon any re-entry by Landlord upon the Premises by way of judicial process, Tenant shall quit and surrender the Premises to Landlord "broom-clean" and in good order, condition and repair, except for ordinary wear and tear and such damage or destruction as Landlord is required to repair or restore under this Lease, and Tenant shall remove all of Tenant's property therefrom except as otherwise expressly provided in this Lease. Should Tenant withhold possession of the Premises after expiration or earlier termination of this Lease, Tenant shall pay to Landlord Rent, at [two hundred percent (200%)] of the rate payable for the month immediately preceding said holding over (including increases for Additional Rent which Landlord may reasonably estimate), computed on a per month basis, for each month or part thereof (without reduction for any such partial month) that Tenant remains in possession. In addition thereto, Tenant shall pay Landlord all damages, consequential as well as direct, sustained by reason of Tenant's retention of possession. The provisions of this paragraph do not limit the Landlord's rights of re-entry or any other right hereunder. Should Tenant occupy the Premises after termination of this Lease for any cause whatsoever, Tenant shall be considered a tenant at will and by sufferance of Landlord subject to all the provisions hereof, and no such occupancy nor Landlord's acceptance of Rent shall operate as a renewal of the Lease or any part thereof.

ARTICLE XIII. MISCELLANEOUS.

- 13.1. Notices.** All notices required under this Lease must be given by (a) certified mail or registered mail, (b) by a nationally recognized overnight courier, or (c) by hand delivery, in each case, addressed to the proper party, at the following addresses:

Landlord

[name]

[address]

With a copy to

Landlord's Counsel:

[name]

[address]

Tenant

[name]

[address]

With a copy to

Tenant's Counsel:

[name]

[address]

Either party may change the address to which notices are to be sent by giving the other party notice of the new address in the manner provided in this section.

- 13.2. Parties to Be Bound.** This Lease shall be binding on, and inure to the benefit of, the parties to this Lease and their respective heirs, executors, administrators, legal representatives, successors, and assigns when permitted by this agreement.
- 13.3. Governing Law.** This Lease shall be governed and construed under, and in accordance with, the law of the State of Florida, without regard to its conflict of law principles.
- 13.4. Legal Construction.** In case any one or more of the provisions contained in this Lease shall for any reason be held by a court of competent jurisdiction to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Lease, and this Lease shall be construed as if the invalid, illegal, or unenforceable provision had never been included in this Lease.
- 13.5. Prior Agreements Superseded.** This Lease supersedes any and all prior agreements and understandings between Landlord and Tenant and alone expresses the agreement of the parties with respect to the subject matter of this Lease. Landlord has not made, and Tenant is not relying upon, any warranties, or representations, promises or statements by Landlord or any agent of Landlord, except as expressly set forth herein. This Lease has been drafted through a joint effort of the parties and, therefore, shall not be construed in favor of or against either of the parties, and shall be construed as a whole in accordance with its fair meaning.
- 13.6. When Lease Becomes Binding.** Neither the submission of this Lease or any amendment hereof, nor the acceptance of the Security Deposit and/or Rent shall constitute a reservation of or option for the Premises, or an offer to lease, it being expressly understood and agreed that neither this Lease nor any amendment shall bind either party in any manner whatsoever unless and until it has been executed by both parties.

- 13.7. Prevailing Party.** In the event of any action or proceeding brought by Tenant against Landlord under this Lease and Tenant does not prevail, Landlord shall be entitled to recover from Tenant attorney's fees and court costs.
- 13.8. Force Majeure.** Neither Landlord nor Tenant shall be required to perform any term, condition, or covenant in this Lease so long as such performance is delayed or prevented by force majeure, which shall mean acts of God, strikes, lockouts, material or labor restrictions by any governmental authority, civil riot, floods, and any other cause not reasonably within the control of Landlord or Tenant and which by the exercise of due diligence Landlord or Tenant is unable, wholly or in part, to prevent or overcome; provided, however, that no such event or cause shall relieve Tenant of its obligations hereunder to make full and timely payments of Rent as provided herein.
- 13.9. Counterparts.** This Lease may be executed in counterparts with the same effect as if both parties hereto had executed the same document, and all such counterparts taken together shall constitute one and the same instrument.
- 13.10. Waiver of Jury Trial.** Tenant and Landlord hereby waive their rights to a jury trial in any action proceeding or counterclaim brought by either of the parties hereto against the other on any matters arising out of or connected with this Lease, the relationship of Landlord and Tenant, Tenant's use or occupancy of the Premises, and/or any claim of injury or damage. If Landlord commences any proceedings for nonpayment of Rent or possession of the Premises, Tenant will not interpose any counterclaim in any such proceeding. This shall not be construed as a waiver of Tenant's right to assert such claims in any separate action brought by Tenant.
- 13.11. Time.** Time is of the essence of this Lease. If the time for performance hereunder falls on a Saturday, Sunday or a day that is recognized as a holiday in the State of Florida, then such time shall be deemed extended to the next day that is not a Saturday, Sunday or holiday in the State of Florida.

[Signatures on Following Page]

The undersigned Landlord and Tenant execute this Lease on the date first set forth above.

LANDLORD:

WILD HERON PROPERTY OWNERS
ASSOCIATION, INC.

By: _____

Name: [name of signatory]

Title: [title of signatory]

TENANT:

LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: [name of signatory]

Title: [title of signatory]

DRAFT

EXHIBIT A-1. DESCRIPTION OF THE PREMISES.

[description of the Premises]

DRAFT

EXHIBIT A-2. CONSTRUCTION/INSTALLATION PLAN

DRAFT

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

12A

WORK AUTHORIZATION No. _____

**Stormwater
Management
Needs Analysis**

March 29, 2022

This Work Authorization is issued between **Lake Powell Residential Golf Community Development District**("DISTRICT") and **McNeil Carroll Engineering, Inc.** ("ENGINEER") pursuant to the Engineering Agreement ("Agreement") between the parties. The terms of the Agreement govern the conduct of the work under the Work Authorization and no other terms provided or implied are deemed enforceable.

WORK TO BE CONTRACTED:

ENGINEER will perform those services set forth in ENGINEER's Proposal, attached hereto as Attachment A.

COMPENSATION:

Fixed Price: Engineer's compensation shall be a fixed price (lump sum) of \$2,500.00

The DISTRICT shall not make payment in excess of the fixed price or "not-to-exceed" amount unless covered by an express written amendment to this Work Authorization.

TIME OF PERFORMANCE:

The work shall be completed within the times set forth in Attachment A.

IN WITNESS WHEREOF, the parties have caused this Work Authorization to be duly executed as of the date first written above.

DISTRICT: **Lake Powell Residential Golf Community Development District**

By: _____
Print or Type Name and Title

Date: _____

ENGINEER: **McNeil Carroll Engineering, Inc.**

By: _____
Print or Type Name and Title

Date: _____

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

13

WORK AUTHORIZATION No. _____

Annual Fee

March 29, 2022

This Work Authorization is issued between **Lake Powell Residential Golf Community Development District**("DISTRICT") and **McNeil Carroll Engineering, Inc.** ("ENGINEER") pursuant to the Engineering Agreement ("Agreement") between the parties. The terms of the Agreement govern the conduct of the work under the Work Authorization and no other terms provided or implied are deemed enforceable.

WORK TO BE CONTRACTED:

ENGINEER will perform those services set forth in ENGINEER's Proposal, attached hereto as Attachment A.

COMPENSATION:

Fixed Price: Engineer's compensation shall be a fixed price (lump sum) of \$1,000 per month.

The DISTRICT shall not make payment in excess of the fixed price or "not-to-exceed" amount unless covered by an express written amendment to this Work Authorization.

TIME OF PERFORMANCE:

The work shall be completed within the times set forth in Attachment A.

IN WITNESS WHEREOF, the parties have caused this Work Authorization to be duly executed as of the date first written above.

DISTRICT: **Lake Powell Residential Golf Community Development District**

By: _____ Date: _____
Print or Type Name and Title

ENGINEER: **McNeil Carroll Engineering, Inc.**

By: _____ Date: _____
Print or Type Name and Title

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

15



**Lake Powell Residential Golf
Community Development
District**

FINANCIAL STATEMENTS

September 30, 2021



	Page
REPORT	
Independent Auditors' Report	1
FINANCIAL STATEMENTS	
Management's Discussion and Analysis (required supplemental information)	3
Basic Financial Statements	
Government-Wide Financial Statements	
Statement of Net Position	8
Statement of Activities	9
Fund Financial Statements	
Balance Sheet – Governmental Funds	10
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	11
Statement of Revenue, Expenditures and Changes in Fund Balances – Governmental Funds	12
Reconciliation of the Statement of Revenue, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	13
Notes to Financial Statements	14
Required Supplemental Information (Other than MD&A)	
Budget to Actual Comparison Schedule - General Fund	23
Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	24
Management Letter	26
Independent Accountants' Report on Compliance with Section 218.415, Florida Statutes	29



Carr, Riggs & Ingram, LLC
Certified Public Accountants
500 Grand Boulevard
Suite 210
Miramar Beach, Florida 32550

(850) 837-3141
(850) 654-4619 (fax)
CRlcpa.com

INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Lake Powell Residential Golf Community Development District
Bay County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Lake Powell Residential Golf Community Development District (hereinafter referred to as "District"), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 15, 2022, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
February 15, 2022

Management's Discussion And Analysis

Lake Powell Residential Golf Community Development District Management's Discussion and Analysis

Our discussion and analysis of the Lake Powell Residential Golf Community Development District's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's financial statements, which begin on page 8.

FINANCIAL HIGHLIGHTS

- At September 30, 2021, the assets and deferred outflows of resources of the District exceeded its liabilities by approximately \$8.3 million.
- During the fiscal year ended September 30, 2021, the District incurred approximately \$191,000 of interest expenditures and repaid \$240,000 of outstanding long-term principal.

USING THE ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities on pages 8 – 9 provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 10. For governmental activities, these statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most significant funds.

Reporting the District as a Whole

Our analysis of the District as a whole begins on page 4. One of the most important questions asked about the District's finances is, "Is the District as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and related changes during the current year. You can think of the District's net position – the difference between assets and liabilities – as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position is one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors; however, such as changes in the District's assessment base and the condition of the District's infrastructure, to assess the overall health of the District.

Lake Powell Residential Golf Community Development District Management's Discussion and Analysis

Reporting the District's Most Significant Funds

Our analysis of the District's major funds begins on page 6. The fund financial statements begin on page 10 and provide detailed information about the most significant funds – not the District as a whole. Some funds are required to be established by State law and by bond covenants. All of the District's funds are governmental fund-types.

- *Governmental funds* – All of the District's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.

THE DISTRICT AS A WHOLE

The following table reflects the condensed Statement of Net Position and is compared to the prior year.

<i>September 30,</i>	2021	2020	Change
Assets			
Current and other assets	\$ 2,286,542	\$ 2,178,647	\$ 107,895
Capital assets, net	9,207,120	9,623,248	(416,128)
Total assets	11,493,662	11,801,895	(308,233)
Deferred outflows of resources			
Deferred charge on refunding	104,565	113,999	(9,434)
Total assets and deferred outflows of resources	\$ 11,598,227	\$ 11,915,894	\$ (317,667)
Liabilities			
Current liabilities	\$ 322,238	\$ 313,211	\$ 365
Other liabilities	2,953,148	3,202,568	(200,000)
Total liabilities	3,275,386	3,515,779	(199,635)
Net position			
Net investment in capital assets	6,345,618	6,539,342	(193,724)
Restricted for:			
Debt service	265,245	256,969	8,276
Unrestricted	1,711,978	1,603,804	108,174
Total net position	8,322,841	8,400,115	(77,274)
Total liabilities and net position	\$ 11,598,227	\$ 11,915,894	\$ (276,909)

For more detailed information, see the accompanying Statement of Net Position.

Lake Powell Residential Golf Community Development District Management's Discussion and Analysis

During the fiscal year ended September 30, 2021, total assets and liabilities decreased by approximately \$308,000 and \$200,000, respectively, from the prior fiscal year. Deferred outflows of resources remained substantially unchanged. The decrease in assets was primarily due to the depreciation of capital assets. The decrease in liabilities is primarily due to the repayment of long term debt.

The following schedule compares the Statement of Activities for the current and previous fiscal year.

<i>For the year ended September 30,</i>	2021	2020	Change
Revenue:			
Program revenue:			
Charges for services	\$ 973,345	\$ 977,790	\$ (4,445)
Grants and contributions	26	6,556	(6,530)
General revenues:			
Interest and other revenue	654	3,274	(2,620)
Total revenue	974,025	987,620	(13,595)
Expenses:			
General government	106,129	114,868	(8,739)
Maintenance and operations	744,415	707,240	37,175
Interest	200,755	214,253	(13,498)
Total expenses	1,051,299	1,036,361	14,938
Change in net position	(77,274)	(48,741)	(28,533)
Net position, beginning of year	8,400,115	8,448,856	(48,741)
Net position, end of year	\$ 8,322,841	\$ 8,400,115	\$ (77,274)

For more detailed information, see the accompanying Statement of Activities.

During the fiscal year ended September 30, 2021, total revenue and expenses did not change substantially from the prior fiscal year. The overall result was a \$77,274 decrease in net position for fiscal year 2021.

Lake Powell Residential Golf Community Development District Management's Discussion and Analysis

THE DISTRICT'S FUNDS

Governmental Funds

As the District completed the year, its governmental funds (as presented in the balance sheet on page 10) reported a combined fund balance of approximately \$2.2 million, which is an increase over last year's balance that totaled approximately \$2.1 million. Significant transactions are discussed below.

- During the fiscal year ended September 30, 2021, the District incurred approximately \$191,000 of interest expenditures and repaid \$240,000 of outstanding long-term principal.

The overall increase in fund balance for the year ended September 30, 2021 totaled approximately \$127,000.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had approximately \$9.2 million invested in capital assets (net of accumulated depreciation). This amount represents a net decrease of approximately \$416,000 from the fiscal year 2020 total.

A listing of capital assets by major category for the current and prior year follows:

<i>September 30,</i>	2021	2020	Change
Land and land improvements	\$ 4,741,888	\$ 4,741,888	\$ -
Capital assets being depreciated	12,257,776	12,257,776	-
Total, prior to depreciation	16,999,664	16,999,664	-
Accumulated depreciation	(7,792,544)	(7,376,416)	(416,128)
Net capital assets	\$ 9,207,120	\$ 9,623,248	\$ (416,128)

More information about the District's capital assets is presented in Note 4 to the financial statements.

Debt

At September 30, 2021, the District had approximately \$3.2 million of bonds outstanding. This amount represents a decrease of \$240,000 from the fiscal year 2020 total.

Lake Powell Residential Golf Community Development District Management's Discussion and Analysis

A listing of debt amounts outstanding for the current and prior year is as follows:

<i>September 30,</i>	2021	2020	Change
Special Assessment Revenue Refunding Bonds:			
Series 2012 bonds	\$ 3,230,000	\$ 3,470,000	\$ (240,000)

More information about the District's long-term debt is presented in Note 5 to the financial statements.

GOVERNMENTAL FUNDS BUDGETARY HIGHLIGHTS

An Operating budget was established by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown at page 23.

The District experienced a favorable variance in revenue and expenditures as compared to the budget in the amount of \$25,721 and \$100,464, respectively. The variances are primarily due to the District not budgeting for revenue certificates and anticipated maintenance expenditures that were not incurred during the year.

FUTURE FINANCIAL FACTORS

Lake Powell Residential Golf Community Development District is an independent special district that operates under the provisions of Chapter 190, Florida Statutes. The District operates under an elected Board of Supervisors, which establishes policy and sets assessment rates. Assessment rates for fiscal year 2022 were established to provide for the operations of the District as well as the necessary debt service requirements.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. If you have questions about this report or need additional financial information, contact the Lake Powell Residential Golf Community Development District's management company, Wrathell, Hunt & Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Basic Financial Statements

**Lake Powell Residential Golf Community Development District
Statement of Net Position**

<i>September 30,</i>	2021
	Governmental Activities
Assets	
Cash and cash equivalents	\$ 1,703,164
Investments	540,189
Accounts receivable, net	8,040
Due from other government	27,964
Deposits and prepaid expenses	7,185
Capital assets:	
Not being depreciated	4,741,888
Depreciable, net	4,465,232
Total assets	11,493,662
Deferred outflows of resources	
Deferred charge on refunding	104,565
Total deferred outflows of resources	104,565
Liabilities	
Accounts payable	30,769
Accrued interest payable	76,469
Bonds payable - due within one year	215,000
Bonds payable - due in more than one year	2,953,148
Total liabilities	3,275,386
Net position	
Net investment in capital assets	6,345,618
Restricted for debt service	265,245
Unrestricted	1,711,978
Total net position	\$ 8,322,841

The accompanying notes are an integral part of these financial statements.

**Lake Powell Residential Golf Community Development District
Statement of Activities**

For the year ended September 30,

2021

Functions/Programs	Expenses	<u>Program Revenue</u>		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ (106,129)	\$ 127,436	\$ -	\$ 21,307
Maintenance and operations	(744,415)	409,344	-	(335,071)
Interest	(200,755)	436,565	26	235,836
Total governmental activities	\$ (1,051,299)	\$ 973,345	\$ 26	(77,928)
		General revenue		
				654
				654
				(77,274)
				8,400,115
				\$ 8,322,841

The accompanying notes are an integral part of these financial statements.

**Lake Powell Residential Golf Community Development District
Balance Sheet – Governmental Funds**

September 30,

2021

	General	Debt Service	Total Governmental Funds
Assets			
Cash and cash equivalents	\$ 1,703,164	\$ -	\$ 1,703,164
Investments	-	540,189	540,189
Accounts receivable	4,434	3,606	8,040
Due from other governments	27,964	-	27,964
Deposits and prepaid expenditures	7,185	-	7,185
Total assets	\$ 1,742,747	\$ 543,795	\$ 2,286,542
Liabilities, Deferred Inflows of Resources and Fund Balances			
Liabilities			
Accounts payable	\$ 30,769	\$ -	\$ 30,769
Total liabilities	30,769	-	30,769
Deferred inflows of resources			
Deferred revenue	27,964	-	27,964
Total deferred inflows of resources	27,964	-	27,964
Fund balances			
Nonspendable	7,185	-	7,185
Restricted for debt service	-	543,795	543,795
Committed for disaster relief	250,000	-	250,000
Committed for bridge project	100,000	-	100,000
Committed for road project	300,000	-	300,000
Committed for storm system upgrades	200,000	-	200,000
Assigned for working capital	138,056	-	138,056
Unassigned	688,773	-	688,773
Total fund balances	1,684,014	543,795	2,227,809
Total liabilities, deferred inflows of resources and fund balances	\$ 1,742,747	\$ 543,795	\$ 2,286,542

The accompanying notes are an integral part of these financial statements.

**Lake Powell Residential Golf Community Development District
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of
Net Position**

<i>September 30,</i>	2021
Total fund balances, governmental funds	\$ 2,227,809
Capital assets used in governmental activities are not financial resources and therefore are not reported in the fund level financial statements.	9,207,120
Deferred charges on refunding are not financial resources and, therefore are not reported in the governmental funds. The Statement of Net Position includes these charges, net of amortization.	104,565
Revenue from long-term receivables that was not collected within 60 days of the current year-end was deferred in the fund financial statements.	27,964
Liabilities not due and payable from current resources, including accrued interest, are not reported in the fund level financial statements.	(3,244,617)
Total net position - governmental activities	\$ 8,322,841

The accompanying notes are an integral part of these financial statements.

**Lake Powell Residential Golf Community Development District
Statement of Revenue, Expenditures and Changes in Fund Balances –
Governmental Funds**

For the year ended September 30,

2021

	General	Debt Service	Total Governmental Funds
Revenue			
Assessments	\$ 536,780	\$ 436,565	\$ 973,345
Interest and other revenue	18,665	26	18,691
Total revenue	555,445	436,591	992,036
Expenditures			
Current:			
General government	100,973	5,156	106,129
Maintenance and operations	328,287	-	328,287
Debt service:			
Principal	-	240,000	240,000
Interest	-	191,075	191,075
Total expenditures	429,260	436,231	865,491
Excess of revenue over expenditures	126,185	360	126,545
Fund balances, beginning of year	1,557,829	543,435	2,101,264
Fund balances, end of year	\$ 1,684,014	\$ 543,795	\$ 2,227,809

The accompanying notes are an integral part of these financial statements.

**Lake Powell Residential Golf Community Development District
Reconciliation of the Statement of Revenue, Expenditures and Changes in Fund
Balances of Governmental Funds to the Statement of Activities**

<i>For the year ended September 30,</i>	2021
Net change in fund balances - governmental funds	\$ 126,545
Governmental funds report principal payments on bonds when debt is paid, whereas these payments are eliminated in the Statement of Activities and recognized as a decrease in bonds payable in the Statement of Net Position.	240,000
Depreciation on capital assets is not recognized in the fund financial statements but is reported as an expense in the Statement of Activities.	(416,128)
Bond discount and refunding costs are amortized over the lives of the bonds in the statement of activities, but are recognized as expenditures in the governmental funds.	(15,014)
The change in accrued interest between the current and prior year is recorded in the Statement of Activities but not in the fund financial statements.	5,334
The change in deferred revenue related to the long-term receivable reported as due from other governments is reported as revenue in the fund financial statements.	(18,011)
Change in net position of governmental activities	\$ (77,274)

The accompanying notes are an integral part of these financial statements.

Lake Powell Residential Golf Community Development District Notes to Financial Statements

NOTE 1: NATURE OF ORGANIZATION

The Lake Powell Residential Golf Community Development District (the "District") was created on July 25, 2000 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Bay County Ordinance 00-19. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by a Board of Supervisors ("Board"), which is comprised of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include or exclude a potential component unit in the reporting entity was made by applying the criteria set forth by Generally Accepted Accounting Principles (GAAP) as defined by the Governmental Accounting Standards Board (GASB). Based on the foregoing criteria, no potential component units were found.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the District conform to GAAP as applicable to governments in accordance with those promulgated by GASB. The following is a summary of the more significant policies:

Government-wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

Lake Powell Residential Golf Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all the non-fiduciary activities of the primary government. Governmental activities, which normally are supported by assessments, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The business-type activities are reported separately in government-wide financial statements; however, at September 30, 2021, the District did not have any significant business-type activities. Therefore, no business-type activities are reported. Assessments and other items not properly included as program revenues (i.e., charges to customers or applicants who purchase, use, or directly benefit from goods or services) are reported as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and other similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments along with operation and maintenance assessments, are non-ad valorem special assessments imposed on all lands located within the District and benefited by the District's activities, operation and maintenance. Assessments are levied and certified for collection by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Lake Powell Residential Golf Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund – The General Fund is the primary operating fund of the District. It is used to account for all financial resources except those required to be accounted for in other funds.

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt for the Series 2012 bonds.

For the year ended September 30, 2021, the District does not report any proprietary funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use in the governmental fund financial statements, it is the government's policy to use committed resources first, followed by assigned resources, and then unassigned resources as needed.

Cash, Deposits and Investments

The District maintains deposits with "Qualified Public Depositories" as defined in Chapter 280, Florida Statutes. All Qualified Public Depositories must place with the Treasurer of the State of Florida securities in accordance with collateral requirements determined by the State's Chief Financial Officer. In the event of default by a Qualified Public Depository, the State Treasurer will pay public depositors all losses. Losses in excess of insurance and collateral will be paid through assessments between all Qualified Public Depositories.

Under this method, all the District's deposits are fully insured or collateralized at the highest level of security as defined by GASB, Statement Number 40, *Deposits and Investment Disclosures (An Amendment of GASB, Statement Number 3)*.

The District is authorized to invest in financial instruments as established by Section 218.415, Florida Statutes. The authorized investments include among others negotiable direct or indirect obligations which are secured by the United States Government; the Local Government Surplus Trust Funds as created by Section 218.405, Florida Statutes; SEC registered money market funds with the highest credit quality rating from a nationally recognized rating agency; and interest-bearing time deposits or savings accounts in authorized financial institutions.

Lake Powell Residential Golf Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Receivables

The revenue certificate receivable recorded in the General Fund as Due from other government is related to revenue certificates, totaling \$431,834, from the City of Panama City Beach (the "City"). These revenue receipts are impact fees that are owed to the District when there is a new landowner. The revenue certificates were previously recorded as revenue in the year received beginning in 2002. The original receivable of \$400,000 is to be received over a period not to exceed twenty (20) years. During the fiscal year 2021, the District received approximately \$18,000 from the City. The revenue certificate receivable is \$27,964 as of September 30, 2021.

Capital Assets

Capital assets, which include primarily infrastructure assets (e.g., roads, sidewalks, water management systems and similar items), are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial/individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost and estimated historical cost if purchased or constructed. Donated assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the primary government are depreciated using the straight-line method over the following estimated useful lives: equipment: 5-7 years; improvements: 20 years; infrastructure: 20-40 years.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line or effective interest method. Bonds payable are reported net of these premiums or discounts. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current period expenses.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Lake Powell Residential Golf Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position will sometime include a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category: the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the Statement of Net Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District only has one item that qualifies for reporting in this category: deferred revenue, which is reported in the accompanying Balance Sheet – Governmental Funds. Deferred revenue resulted from impact fees not received within 60 days of September 30, 2021.

Fund Equity

Net position in the government-wide financial statements represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources and is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents assets related to infrastructure and property, plant and equipment, net of any related debt. Restricted net position represents the assets restricted by the District's bond covenants.

Governmental fund equity is classified as fund balance. Fund balance is further classified as nonspendable, restricted, committed, assigned, or unassigned. Nonspendable fund balance cannot be spent because of its form. Restricted fund balance has limitations imposed by creditors, grantors, or contributors or by enabling legislation or constitutional provisions. Committed fund balance is a limitation imposed by the District board through approval of resolutions. Assigned fund balance is a limitation imposed by a designee of the District board. Unassigned fund balance in the General Fund is the net resources in excess of what can be properly classified in one of the above four categories. Negative unassigned fund balance in other governmental funds represents excess expenditures incurred over the amounts restricted, committed, or assigned to those purposes.

Estimates

The preparation of U.S. GAAP financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and changes therein, disclosure of contingent assets and liabilities at the date of the financial statements, and the

Lake Powell Residential Golf Community Development District Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Budgets

The District is required to establish a budgetary system and an approved annual budget. Annual budgets are legally adopted on a basis consistent with GAAP for the General Fund. Any revision to the budget must be approved by the District Board. The budgets are compared to actual expenditures. In instances where budget appropriations and estimated revenues have been revised during the year, budget data presented in the financial statements represent final authorization amounts.

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- A. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- B. A public hearing is conducted to obtain comments.
- C. Prior to October 1, the budget is legally adopted by the District Board.
- D. All budget changes must be approved by the District Board.
- E. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3: INVESTMENTS

The District's investments consist of money market funds in which shares are owned in the fund rather than the underlying investments. In accordance with GASB 72, *Fair Value Measurement and Application*, these amounts are reported at amortized cost.

The following is a summary of the District's investments:

<u>September 30,</u>	<u>2021</u>	<u>Credit Risk</u>	<u>Maturities</u>
Short-term Money Market Funds	\$ 540,189	S&P AAAm	14 days

Custodial credit risk – For an investment, custodial credit risk is the risk that the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. At September 30, 2021, the money market funds are not exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Lake Powell Residential Golf Community Development District Notes to Financial Statements

NOTE 3: INVESTMENTS (Continued)

Concentration risk – The District’s investment policy requires diversification, but does not specify limits on types of investments.

Interest rate risk – The District does not have a formal policy for addressing interest rate risk; however, investments are made with discretion, to seek reasonable returns, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values from interest rate changes by reviewing the portfolio on an ongoing basis for changes in effective yield amounts.

NOTE 4: CAPITAL ASSETS

The following is a summary of changes in the capital assets for the year ended September 30, 2021:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental Activities				
<i>Capital assets not being depreciated</i>				
Land and land improvements	\$ 4,741,888	\$ -	\$ -	\$ 4,741,888
Total capital assets not being depreciated	4,741,888	-	-	4,741,888
<i>Capital assets being depreciated</i>				
Machinery and equipment	517,804	-	-	517,804
Improvements other than buildings	1,119,115	-	-	1,119,115
Infrastructure	10,620,857	-	-	10,620,857
Total capital assets being depreciated	12,257,776	-	-	12,257,776
<i>Less accumulated depreciation for:</i>				
Machinery and equipment	(482,574)	(5,021)	-	(487,595)
Improvements other than buildings	(951,248)	(55,956)	-	(1,007,204)
Infrastructure	(5,942,594)	(355,151)	-	(6,297,745)
Total accumulated depreciation	(7,376,416)	(416,128)	-	(7,792,544)
Total capital assets being depreciated, net	4,881,360	(416,128)	-	4,465,232
Governmental activities capital assets, net	\$ 9,623,248	\$ (416,128)	\$ -	\$ 9,207,120

Depreciation expense of \$416,128 was allocated to maintenance and operations on the accompanying Statement of Activities.

Lake Powell Residential Golf Community Development District Notes to Financial Statements

NOTE 5: BONDS PAYABLE

On March 30, 2012, the District issued \$5,160,000 of Special Assessment Revenue Refunding Bonds, Series 2012 with a fixed interest rate of 5.25% for the first term bond totaling \$1,905,000 and a fixed interest rate of 5.75% for the second term bond totaling \$3,255,000. The Series 2012 Bonds were applied together with other legally available funds to refund the Series 2000 Special Assessment Revenue Bonds. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2013. Principal on the Series 2012 Bonds is paid serially commencing on November 1, 2013 through November 1, 2032.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements of the Bond Indenture

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirement as defined in the Indenture. The requirement has been met for the fiscal year ended September 30, 2021.

The balance of the Series 2012 Bonds at September 30, 2021 is summarized as follows:

<i>September 30,</i>	2021
Bond principal balance	\$ 3,230,000
Less unamortized bond discount	(61,852)
Net balance, Series 2012 Bonds	\$ 3,168,148

Long-term liability activity for the year ended September 30, 2021, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due in One Year
<i>Governmental Activities</i>					
Bonds Payable:					
Series 2012	\$ 3,470,000	\$ -	\$ (240,000)	\$ 3,230,000	\$ 215,000

Lake Powell Residential Golf Community Development District Notes to Financial Statements

NOTE 5: BONDS PAYABLE (Continued)

At September 30, 2021, the scheduled debt service requirements on long-term debt were as follows:

<i>For the year ending September 30,</i>	Principal	Interest	Total Debt Service
2022	\$ 215,000	\$ 177,881	\$ 392,881
2023	225,000	166,331	391,331
2024	235,000	153,669	388,669
2025	245,000	139,869	384,869
2026	265,000	125,206	390,206
2027 - 2031	1,550,000	374,900	1,924,900
2032 - 2033	495,000	21,706	516,706
	\$ 3,230,000	\$ 1,159,562	\$ 4,389,562

NOTE 6: RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District maintains commercial insurance coverage to mitigate the risk of loss. Coverage may not extend to all situations. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. Settled claims have not exceeded this commercial coverage in the previous three years.

NOTE 7: MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**Required Supplemental Information
(Other Than MD&A)**

**Lake Powell Residential Golf Community Development District
Budget to Actual Comparison Schedule – General Fund**

For the year ended September 30,

2021

	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenue			
Assessments	\$ 528,724	\$ 536,780	\$ 8,056
Interest and other revenue	1,000	18,665	17,665
Total revenues	529,724	555,445	25,721
Expenditures			
General government	125,761	100,973	24,788
Maintenance and operations	403,963	328,287	75,676
Total expenditures	529,724	429,260	100,464
Excess of revenue over expenditures	\$ -	\$ 126,185	\$ 126,185

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Lake Powell Residential Golf Community Development District
Bay County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Lake Powell Residential Golf Community Development District (hereinafter referred to as the "District"), as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated February 15, 2022

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of the internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
February 15, 2022



Carr, Riggs & Ingram, LLC
Certified Public Accountants
500 Grand Boulevard
Suite 210
Miramar Beach, Florida 32550

(850) 837-3141
(850) 654-4619 (fax)
CRLcpa.com

MANAGEMENT LETTER

To the Board of Supervisors
Lake Powell Residential Golf Community Development District
Bay County, Florida

Report on the Financial Statements

We have audited the financial statements of Lake Powell Residential Golf Community Development District ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated February 15, 2022.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in these reports, which are dated February 15, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Lake Powell Residential Golf Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 0.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$0.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Lake Powell Residential Golf Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District as ranging from \$1,265 to \$2,423 per residential unit (i.e. based on unit type, lot size, etc.) and \$15,636 for the commercial golf parcel.

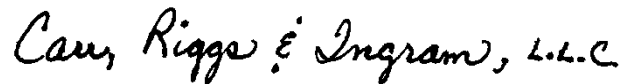
- b. The total amount of special assessments collected by or on behalf of the district as \$973,345.
- c. The total amount of outstanding bonds issued by the District as \$3,230,000. The terms of these bonds are disclosed in Note 5 to the financial statements.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
February 15, 2022



Carr, Riggs & Ingram, LLC
Certified Public Accountants
500 Grand Boulevard
Suite 210
Miramar Beach, Florida 32550

(850) 837-3141
(850) 654-4619 (fax)
CRlcpa.com

INDEPENDENT ACCOUNTANTS' REPORT

To the Board of Supervisors
Lake Powell Residential Golf Community Development District
Bay County, Florida

We have examined Lake Powell Residential Golf Community Development District's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2021. Management of the District is responsible for the District's compliance with the specified requirements. Our responsibility is to express an opinion on the District's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
February 15, 2022

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

16

RESOLUTION 2022-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE
POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT
HEREBY ACCEPTING THE AUDITED FINANCIAL STATEMENTS FOR THE
FISCAL YEAR ENDED SEPTEMBER 30, 2021**

WHEREAS, the District’s Auditor, Carr, Riggs & Ingram, LLC, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Statements for Fiscal Year 2021;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY
DEVELOPMENT DISTRICT;**

1. The Audited Financial Statements for Fiscal Year 2021, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2021, for the period ending September 30, 2021; and

2. A verified copy of said Audited Financial Statements for Fiscal Year 2021 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 4th day of April, 2022.

**LAKE POWELL RESIDENTIAL GOLF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

17

RESOLUTION 2022-04

A RESOLUTION OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Lake Powell Residential Golf Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Bay County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Bay County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 4th day of April, 2022.

Attest:

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October █, 2022	Regular Meeting	__:__ AM/PM (Central Time)
November █, 2022	Regular Meeting	__:__ AM/PM (Central Time)
December █, 2022	Regular Meeting	__:__ AM/PM (Central Time)
January █, 2023	Regular Meeting	__:__ AM/PM (Central Time)
February █, 2023	Regular Meeting	__:__ AM/PM (Central Time)
March █, 2023	Regular Meeting	__:__ AM/PM (Central Time)
April █, 2023	Regular Meeting	__:__ AM/PM (Central Time)
May █, 2023	Regular Meeting	__:__ AM/PM (Central Time)
June █, 2023	Regular Meeting	__:__ AM/PM (Central Time)
July █, 2023	Regular Meeting	__:__ AM/PM (Central Time)
August █, 2023	Public Hearing and Regular Meeting	__:__ AM/PM (Central Time)

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

18

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2022**

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2022**

	General Fund	Debt Service Fund Series 2012	Total Funds
ASSETS			
Operating accounts			
BB&T	\$ 156,955	\$ -	\$ 156,955
Wells Fargo - operating	725,516	-	725,516
Centennial Bank	257,136	-	257,136
FineMark			
Designated - stormwater compliance	127,064	-	127,064
Undesignated	121,747	-	121,747
FineMark - ICS	738,014	-	738,014
Investments			
Revenue	-	323,800	323,800
Reserve	-	198,913	198,913
Prepayment A	-	37,120	37,120
Due from governmental funds			
General fund	-	31,948	31,948
Other governments*	4,977	-	4,977
Deposits	225	-	225
Undeposited funds	12,575	-	12,575
Total assets	<u>\$ 2,144,209</u>	<u>\$ 591,781</u>	<u>\$ 2,735,990</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable off-site	\$ 1,000	\$ -	\$ 1,000
Due to governmental funds			
Debt service	31,948	-	31,948
Total liabilities	<u>32,948</u>	<u>-</u>	<u>32,948</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	4,977	-	4,977
Total deferred inflows of resources	<u>4,977</u>	<u>-</u>	<u>4,977</u>
Fund balances:			
Committed			
Disaster	250,000	-	250,000
District bridge projects	100,000	-	100,000
Road project 2022	150,000	-	150,000
Stormwater system upgrades	50,000	-	50,000
Restricted for:			
Debt service	-	591,781	591,781
Assigned to:			
3 months working capital	248,575	-	248,575
Unassigned	1,307,709	-	1,307,709
Total fund balances	<u>2,106,284</u>	<u>591,781</u>	<u>2,698,065</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,144,209</u>	<u>\$ 591,781</u>	<u>\$ 2,735,990</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
FEBRUARY 28, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 559,960	\$ 670,801	83%
Interest & miscellaneous	29	156	1,000	16%
Revenue certificates	12,575	22,987	-	N/A
Total revenues	<u>12,604</u>	<u>583,103</u>	<u>671,801</u>	87%
EXPENDITURES				
Administrative				
Supervisors	1,077	3,230	5,000	65%
Management	2,596	12,980	31,153	42%
Accounting	918	4,588	11,012	42%
Assessment roll preparation	1,209	6,046	14,510	42%
Audit	-	7,500	7,500	100%
Legal	-	3,580	12,000	30%
Engineering	-	2,150	13,280	16%
Postage	10	220	1,775	12%
Telephone	88	438	1,050	42%
Website maintenance	-	-	750	0%
Insurance	-	7,135	7,500	95%
Printing and binding	125	625	1,500	42%
Legal advertising	136	391	2,500	16%
Other current charges	67	305	1,200	25%
Office supplies	-	-	500	0%
Special district annual fee	-	-	175	0%
Trustee	-	-	7,431	0%
Arbitrage	-	-	1,200	0%
Dissemination agent	83	417	1,000	42%
ADA website compliance	-	-	210	0%
Total administrative	<u>6,309</u>	<u>49,605</u>	<u>121,246</u>	41%

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FEBRUARY 28, 2022**

	Current Month	Year to Date	Budget	% of Budget
Security				
Contractual rangers	9,916	46,737	153,000	31%
Total security	<u>9,916</u>	<u>46,737</u>	<u>153,000</u>	31%
Lake wetland & upland monitoring				
Mitigation and monitoring				
Prescribed fires and gyro mulching	-	-	46,050	0%
Ecologist	-	17,135	57,980	30%
Total lake wetland & upland monitoring	<u>-</u>	<u>17,135</u>	<u>104,030</u>	16%
Roadway services				
Roadway repairs and maintenance	1,750	24,825	63,700	39%
Roadway resurfacing	-	-	400,000	0%
Bridge repairs and maintenance	-	-	50,000	0%
Total roadway services	<u>1,750</u>	<u>24,825</u>	<u>513,700</u>	5%
Stormwater management				
Operations	-	-	17,250	0%
Pond aeration	57	5,798	30,000	19%
Electricity - lift stations	16	773	600	129%
Stormwater system repairs	-	5,750	18,000	32%
Total stormwater management	<u>73</u>	<u>12,321</u>	<u>65,850</u>	19%
Other charges				
Tax collector	-	11,199	13,975	80%
Total other charges	<u>-</u>	<u>11,199</u>	<u>13,975</u>	80%
Total expenditures	<u>18,048</u>	<u>161,822</u>	<u>971,801</u>	17%
Excess/(deficiency) of revenues over/(under) expenditures	(5,444)	421,281	(300,000)	
Fund balances - beginning	<u>2,111,728</u>	<u>1,685,003</u>	<u>1,511,302</u>	
Fund balances - ending				
Committed				
Disaster	250,000	250,000	250,000	
District bridge projects	100,000	100,000	100,000	
Road projects	150,000	150,000	150,000	
Storm system upgrades	50,000	50,000	50,000	
Assigned				
3 months working capital	248,575	248,575	248,575	
Unassigned	1,307,709	1,307,709	412,727	
Fund balances - ending	<u>\$2,106,284</u>	<u>\$2,106,284</u>	<u>\$1,211,302</u>	

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FEBRUARY 28, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 358,956	\$ 430,016	83%
Interest	2	11	-	N/A
Assessment prepayments	-	12,960	-	N/A
Total revenues	<u>2</u>	<u>371,927</u>	<u>430,016</u>	86%
Debt service				
Principal	-	215,000	215,000	100%
Principal prepayment	-	10,000	-	N/A
Interest	-	91,763	177,881	52%
Total debt service	<u>-</u>	<u>316,763</u>	<u>392,881</u>	81%
Other charges				
Tax collector	-	7,178	8,959	80%
Total other charges	<u>-</u>	<u>7,178</u>	<u>8,959</u>	80%
Total expenditures	<u>-</u>	<u>323,941</u>	<u>401,840</u>	81%
Excess/(deficiency) of revenues over/(under) expenditures	2	47,986	28,176	
Fund balance - beginning	591,779	543,795	573,429	
Fund balance - ending	<u>\$ 591,781</u>	<u>\$ 591,781</u>	<u>\$ 601,605</u>	

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

Date	Principal	Interest Rate	Interest	Total Principal & Interest
11/01/2021	215,000.00	5.250%	92,912.50	307,912.50
05/01/2022	-	-	87,268.75	87,268.75
11/01/2022	225,000.00	5.250%	87,268.75	312,268.75
05/01/2023	-	-	81,362.50	81,362.50
11/01/2023	235,000.00	5.750%	81,362.50	316,362.50
05/01/2024	-	-	74,606.25	74,606.25
11/01/2024	250,000.00	5.750%	74,606.25	324,606.25
05/01/2025	-	-	67,418.75	67,418.75
11/01/2025	265,000.00	5.750%	67,418.75	332,418.75
05/01/2026	-	-	59,800.00	59,800.00
11/01/2026	280,000.00	5.750%	59,800.00	339,800.00
05/01/2027	-	-	51,750.00	51,750.00
11/01/2027	300,000.00	5.750%	51,750.00	351,750.00
05/01/2028	-	-	43,125.00	43,125.00
11/01/2028	315,000.00	5.750%	43,125.00	358,125.00
05/01/2029	-	-	34,068.75	34,068.75
11/01/2029	330,000.00	5.750%	34,068.75	364,068.75
05/01/2030	-	-	24,581.25	24,581.25
11/01/2030	355,000.00	5.750%	24,581.25	379,581.25
05/01/2031	-	-	14,375.00	14,375.00
11/01/2031	370,000.00	5.750%	14,375.00	384,375.00
05/01/2032	-	-	3,737.50	3,737.50
11/01/2032	130,000.00	5.750%	3,737.50	133,737.50
Total	\$ 3,270,000.00		\$ 1,177,100.00	\$ 4,447,100.00

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF STORMWATER COMPLIANCE MONIES
FEBRUARY 28, 2022**

Beginning balance		\$ 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
	TURTLEBACK TRL, 1416	155.00	509.50	664.50		11073
	LITTLE HAWK DR, 1505	210.80	764.25	975.05		11080

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

Payment Date	Property Location	Water	Sewer	Total	Balance Due	WO #
	SKIMMER CT, 1707	195.30	693.49	888.79	158,634.93	11082
6/3/2014	LITTLE HAWK 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	0.00	0.00	3,433.48	58,278.74	
04/23/20	CITY OF PANAMA CITY	0.00	0.00	6,445.02	51,833.72	
08/07/20	CITY OF PANAMA CITY	0.00	0.00	5,858.60	45,975.12	
11/19/20	CITY OF PANAMA CITY	0.00	0.00	66.17	45,908.95	
02/10/21	CITY OF PANAMA CITY	0.00	0.00	3,941.78	41,967.17	

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

Payment Date	Property Location	Water	Sewer	Total	Balance Due	WO #
04/05/21	CITY OF PANAMA CITY	0.00	0.00	5,709.60	36,257.57	
08/01/21	CITY OF PANAMA CITY	0.00	0.00	8,293.75	27,963.82	
10/17/21	CITY OF PANAMA CITY	0.00	0.00	10,411.99	17,551.83	

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

19

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 Regular Meeting on March 7, 2022, 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
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
Bethany Womack	Ecologist/ District Operations Manager
Steven Undercoffer	Resident/POA President
Eddie Levick	Resident/POA
Tom Kerins	Resident/Landscape Liaison
Patti Undercoffer	Resident
Cliff Cohen	Resident
Joshua Verville	Resident
David Fleet	Resident
Kelly and Carl Fredrickson	Residents

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 3:11 p.m., Central Time.

All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comment

There were no public comments.

41 **THIRD ORDER OF BUSINESS**

42 **Acceptance of Resignation of Supervisor**
43 **Calvin Starlin [Seat 5]; *Term Expires***
44 ***November 2022***

45 Ms. Cerbone presented Mr. Calvin Starlin's resignation letter.
46

47 **On MOTION by Mr. Dean and seconded by Mr. Robinson, with all in favor, the**
48 **resignation of Mr. Calvin Starlin, effective immediately, was accepted.**

49
50
51 Ms. Cerbone thanked Mr. Starlin, on behalf of the Board and Staff, for his service on the
52 Board and the input he brought to the CDD. Mr. Starlin thanked everyone and stated that
53 those who give their time are an inspiration to him.
54

55 **FOURTH ORDER OF BUSINESS**

56 **Consideration of Appointment to Fill**
57 **Unexpired Term of Seat 5**

58 Ms. Cerbone discussed the options to fill Seat 5 and noted that Seat 5 will be up for
59 election at the November, 2022 General Election. The candidate qualifying period is in June,
60 2022.

61 Discussed ensued regarding whether to appoint a candidate, keep the Seat vacant or,
62 advertise the position. Ms. Cerbone and a Board Member stated that at least three potential
63 candidates contacted them to express their interest.
64

65 **On MOTION by Mr. Dean and seconded by Mr. Robinson, with Mr. Dean, Mr.**
66 **Robinson and Mr. Holt in favor and Mr. Balduf dissenting, authorizing Ms.**
67 **Cerbone to prepare information about the CDD, the vacant seat and the plan**
68 **to conduct interviews at the next meeting and disseminate it to the Board to**
69 **disperse and to the HOA Property Manager to e-blast, was approved.**
70 **[Motion passed 3-1]**

71
72
73 **A. Administration of Oath of Office to Newly Appointed Supervisor (*the following will be***
74 ***provided in a separate package*)**

- 75 I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and
76 Employees
77 II. Membership, Obligations and Responsibilities
78 III. Financial Disclosure Forms
79 a. Form 1: Statement of Financial Interests
80 b. Form 1X: Amendment to Form 1, Statement of Financial Interests
81 c. Form 1F: Final Statement of Financial Interests
82 IV. Form 8B – Memorandum of Voting Conflict
83 B. Consideration of Resolution 2022-01, Designating Certain Officers of the District, and
84 Providing for an Effective Date

85 These items were deferred to the next meeting:
86

87 FIFTH ORDER OF BUSINESS

Updates

88

89 Ms. Womack reported the following:

90 A. Meter Installation Status with Gulf Power

91 ➤ The meter at Lakeside Pond was installed.

92 ➤ Large Meadow Lark Pond: Installation of another electrical outlet so the aeration
93 systems that are operating independently, can operate simultaneously, was pending.

94 ➤ Florida Power & Light (FPL) investigators are scheduled to visit to determine if the meter
95 they insist was installed at the large Meadow Lark Pond exists.

96 ➤ Other Ponds: All addresses were received and updated proposals from the electrician to
97 complete the remaining ponds this fiscal year were pending. The ponds include Sawgrass,
98 Marsh Rabbit, Dune Lake Trail and East and West Water Oak. The remaining ponds were dry or
99 identified as too shallow to install these systems.

100 A Board Member asked if the costs exceed the amount budgeted. Ms. Womack stated
101 she will compare costs once she receives the updated electrical proposals and request a
102 proposal from Lake Doctors. She believed they will not exceed the amount budgeted for this
103 year. Ms. Cerbone listed the budgeted line items for this year and gave an overview of the
104 budget process and timeline for Fiscal Year 2023.

105 **B. Fake Rocks/Options to Cover Motors**

106 Ms. Womack stated using fake rocks to obscure the existing motor pumps is not an
107 option. The options are low maintenance native vegetation or lattice fencing. Discussion
108 ensued regarding the proposed cost and needing room to perform maintenance.

109

110 **On MOTION by Mr. Balduf and seconded by Mr. Holt, with all in favor,**
111 **authorizing Ms. Womack to select wax myrtles or other vegetation to obscure**
112 **the motor pumps, in a not-to-exceed amount of \$5,000, was approved.**

113

114

115 **C. Foot Bridge Erosion**

116 Ms. Womack stated a wall was installed. As the slope was too steep, they felt that was
117 the best way to fix the ongoing issue. She thought some of the posts that support the wall are a
118 little high so she would ask the contractor to trim them. Once the repairs are completed, pine
119 straw would be laid.

120 **D. Cogongrass Treatment Plan**

121 As rain is expected this week, the cogongrass treatment was scheduled for next week.
122 The application will be with a sponge, instead of spraying, to prevent damaging surrounding
123 plants. The golf course will be advised of the schedule.

124 **E. Turtleback Court Drainage Update**

125 Ms. Womack stated that the title should be "Arrowhead Trace Drainage Update". The
126 project was completed but whether this corrected the issue will not be known until it rains. Mr.
127 Holt stated that the contractor should return to clean up the area.

128 **F. Holes on Bridge at Wild Heron Way**

129 Ms. Womack stated that holes were repaired on the bridge and near the roundabout;
130 whether this corrected the issue will not be known until it rains. She advised Mr. Carroll that
131 the contractor identified a split seam in the box holder under Wild Heron Way north of the
132 roundabout. The plans were for Mr. Carroll to obtain a proposal to fill the hole and smooth the
133 seam after cutting a small hole adjacent and inserting a camera to determine the size of the
134 hole. The title for the next agenda should be "Box Holder Street Repair".

135 **G. Other**

136 There were no other items to update.

137 Mr. Holt discussed homes behind the lake in Marsh Point Lane dealing with overgrown
138 vegetation and initiating the Firewise Program, which resulted in recapturing a portion of the
139 view. An \$18,000 proposal was received from Break-N-Ground to hand-cut overgrown
140 vegetation. Mr. Hold voiced his opinion that property values are plummeting because the view
141 is obscured. He felt that the Board must decide how to proceed with these issues and
142 determine who should pay for the work.

143 Ms. Womack stated that this is a specific conservation area that was managed and then
144 somehow unmanaged. The CDD is returning that area to its original condition and is not
145 allowed to enter any preservation area and cut or remove vegetation.

146 Resident and Landscape Liaison Tom Kerins stated that he obtained several proposals
147 and engaged another vendor to perform the work for \$2,500. He offered to provide the
148 information to the Mr. Holt and the CDD.

149 The Board Members discussed their positions on whether the homeowners or the CDD
150 should monitor and incur maintenance costs for the upkeep of the area behind the homes. It
151 was noted that these lots require perpetual maintenance. Discussion ensued regarding
152 considering whether to split the costs between affected homeowners and the CDD, the
153 possibility that some homeowners might be willing to incur all costs and that this could be a
154 health issue if not maintained.

155 In response to a question about managed versus unmanaged, Ms. Womack stated that
156 she would have to review the permit documents and all 23 modifications to determine if this
157 area was originally deemed just a strip and required mitigation. Ms. Cerbone stated that she
158 would add "Permit Review of Manageable and Non-Manageable Areas" in the updates section
159 of the next agenda.

160 Resident David Fleet stated his recollection that the original documents had a map of
161 the entire CDD conservation areas broken into zones, which included maintenance schedules
162 and excluded the preservation areas. He believed the CDD is responsible for maintenance, as it
163 was part of the documents given to the homeowners.

164 A Board Member voiced his opinion that property values dropped because of the
165 economy, Mr. Fleet expressed his opinion that it is because of the aesthetics. Mr. Burke was
166 asked to research if there are binding documents that require maintenance of these areas.

167

168 **SIXTH ORDER OF BUSINESS**

**Discussion/Consideration of Updated
169 Landscape Agreement Regarding Tree
170 Removal**

171

172 Ms. Womack stated that she received an email today from resident and Landscape
173 Liaison Mr. Tom Kerins regarding the POA's feedback on the updated Landscape Maintenance
174 Agreement. The Board agreed with Ms. Cerbone's suggestion to defer this item to the next
175 meeting to allow time to review everyone's input about the document.

176

177 **SEVENTH ORDER OF BUSINESS**

**Discussion: Potential Land Swap with St.
178 Joe**

179

180 Mr. Dean recalled St. Joe's interest in a land swap with the CDD and stated that St. Joe
181 would swap the four tennis courts and the property underneath the power lines for about 5.1
182 acres of CDD/conservation preservation property to install a putting green. This would require
183 St. Joe to negotiate directly with the Florida Department of Environmental Protection (FDEP) to
184 change the existing conservation permit.

185 The following was noted:

186 ➤ The CDD cannot do anything with the property it has. This swap would benefit the
187 Shark's Tooth Golf Course and the one being constructed in the new development to the north.

188 ➤ Based on concerns that St. Joe might install a parking lot, Staff was directed to pursue
189 details during the preliminary discussions and due diligence process to define the use of the
190 CDD property and the need to secure fencing. Once known, the Board would make a final
191 decision about whether to entertain this request further.

192 ➤ Four Clay Tennis Courts: The annual operations and maintenance (O&M) costs are about
193 \$20,000, plus the cost of the employee assigned to maintain them.

194 ➤ Reasonable Use Fee/Public Versus Private: Mr. Dean asked Mr. Burke if bond proceeds
195 funded all 700 acres. Mr. Burke stated that \$2.5 million of the CDD bond funds were used to

196 purchase the conservation area from the Developer. This would mean the CDD would impose a
197 reasonable user fee for public access, which they can base off St. Joe's membership dues.

198 Options, including entering into an agreement with the POA to manage the tennis
199 courts, leasing the tennis courts to the POA or using the same contract used to access the pier,
200 were discussed. Also discussed was the possibility that there are declarations and covenants
201 tied to the St. Joe property.

202 The Board directed Mr. Burke to continue discussions with St. Joe's Counsel.

203

204 **EIGHTH ORDER OF BUSINESS**

**Continued Discussion/Consideration:
Updated Post Orders**

205

206

207 Mr. Dean voiced his opinion that, since patrols seem to be following what they are
208 supposed to do, regardless of what is in the Post Orders, no further discussion is necessary.

209 This item will be removed from future agendas.

210

211 **NINTH ORDER OF BUSINESS**

**Discussion: Lease Agreement with POA for
Boat House Regarding Drop Down Request**

212

213

214 • **Drop Down Information from POA**

215 Ms. Cerbone stated that the CDD and POA need to work together to enter into a Lease
216 Agreement in order to proceed with implementing the purchase and installation of a drop-
217 down wind screen enclosure at the Boat House. She asked the Board to consider and approve
218 the following actions:

219 ➤ Authorize Mr. Burke to draft a lease agreement with the POA that will be binding only
220 when there is a written agreement between the CDD and HOA Boards on the drop downs.

221 ➤ Designate a Board Member to work with Ms. Cerbone and a POA to obtain proposals.

222 ➤ Choose a not-to-exceed cost amount for the project.

223 Mr. Dean stated that he introduced this initiative and obtained about a proposal of
224 approximately \$15,000 several years ago, which significantly differed from the most recent
225 proposals obtained by the POA. He asked for the Board to designate him to work with Staff and

226 the POA and set \$25,000 as the maximum amount for the project. Discussion ensued regarding
227 the recent proposal amounts and product types offered.

228 Mr. Kerins stated that he, Mr. Robinson and the vendor discussed two product types
229 available. The lowest cost option has a lot of drawbacks. He obtained another proposal with a
230 cost of \$35,000, consisting of mosquito netting and wind resistance materials. There would be
231 additional costs for electrical work but this could turn the area into a three-season room.
232 Heaters could also be added and the room could be rented.

233 Discussion ensued regarding the cost of \$35,000 to \$50,000 for the third option, the
234 budget and the terms and maintenance responsibilities to be included in the Agreement with
235 the POA. The Board decided on a \$50,000 cap for the project, which would require final
236 approval by the Board. Mr. Robinson was designated as the representative to work with the
237 POA.

238 **The meeting recessed at 4:31 p.m. and reconvened at 4:36 p.m.**

239 Ms. Cerbone recapped the directives given to District Counsel and Staff and the CDD and
240 POA Representatives. Proposals and the Agreement with the POA would be presented at the
241 next meeting.

242

243 **TENTH ORDER OF BUSINESS**

**Discussion: Proposal for Stormwater Needs
Analysis (to be presented at April meeting)**

244

245

246 • **Consideration of District Engineer Work Authorization**

247 Ms. Cerbone recalled that this was deferred to the April meeting to give Mr. Carroll time
248 to determine what stormwater improvements the CDD can take over from the POA.

249

250 **ELEVENTH ORDER OF BUSINESS**

**Update: Status of Piggyback Agreement
with Rostan Solutions, LLC, for Emergency
Disaster Debris Monitoring**

251

252

253

254 Ms. Cerbone stated that the Debris Removal Agreement was approved at the last
255 meeting. Engaging a firm familiar with monitoring the debris removal process and submitting
256 reimbursement requests to the Federal Emergency Management Agency (FEMA) should be
257 considered.

258 This item was deferred to the next meeting.

259

260 **TWELFTH ORDER OF BUSINESS**

**Update/Consideration of Culvert
Stormwater System Services Proposal**

261

262

263 Ms. Womack reported the following:

264 ➤ At the last meeting, the decision was made to address individual property areas and
265 develop specific solutions for each, instead of doing a blanket review.

266 ➤ Mr. Carroll received the survey information for Marsh Rabbit.

267 ➤ The repairs at Arrowhead Trace were completed.

268 Mr. Holt stated that he discussed several problem areas with Mr. Carroll at the end of
269 the last meeting.

270 Discussion ensued regarding the separate issues of the culverts and the swales in the
271 CDD right-of-way (ROW) and whether the CDD should pay to correct the missing swales and
272 culverts causing other properties to flood. Ms. Womack stated that Mr. Carroll and the
273 Architectural Review Board (ARB) are now involved in reviewing these items. Mr. Holt stated
274 that the criteria for homes built prior to 2014 were lacking and now the homeowner should be
275 required to complete these repairs. He was waiting for Mr. Carroll to identify whether this is a
276 property or a CDD issue and to notify the homeowner of their responsibility. A Board Member
277 asked if the CDD is obligated, under the permit, to make the repairs. Mr. Dean stated that the
278 permits fall under the building department and the CDD has an ARB obligation within the CDD
279 to enforce its Covenants to have water flow regularly.

280 The Board directed Mr. Carroll to obtain proposals to provide to the homeowner and, if
281 they resist, then come up with a compromise. Mr. Holt was asked to notify the homeowner of
282 their responsibility.

283

284 **THIRTEENTH ORDER OF BUSINESS**

**Discussion: RFP for Roadway Paving (No
Responses)**

285

286

287 Ms. Cerbone stated no responses to the second advertised Request for Proposals (RFP)
288 were received.

289 The Board discussed deferring this project since the costs have increased and possibly
290 piggybacking on the St. Joe's project. This item was tabled. The Board agreed with Ms.
291 Cerbone's suggestion to reallocate the assigned funds to the reserves.

292

293 **FOURTEENTH ORDER OF BUSINESS**

Consideration of Resolution 2022-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Bay County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting forth the Terms of Office, Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

294

295

296

297

298

299

300

301

302

303 Ms. Cerbone presented Resolution 2022-02. Seat 2, currently held by Mr. Dean and Seat
304 5, recently vacated by Mr. Starlin, will be up for the election at the November 2022 General
305 Election. Those interested in running a seat, must qualify during the candidate qualifying
306 period.

307

308 **On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor,**
309 **Resolution 2022-02, Implementing Section 190.006(3), Florida Statutes, and**
310 **Requesting that the Bay County Supervisor of Elections Begin Conducting the**
311 **District's General Elections; Providing for Compensation; Setting forth the**
312 **Terms of Office, Authorizing Notice of the Qualifying Period; and Providing for**
313 **Severability and an Effective Date, was adopted.**

314

315

316 **FIFTEENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of January 31, 2021

317

318

319 Ms. Cerbone presented the Unaudited Financial Statements as of January 31, 2021. It
320 was noted that assessment revenue collections were at 76%, which is below the typical 90% in
321 other counties, but it is standard for this County.

322

323 **On MOTION by Mr. Balduf and seconded by Mr. Robinson, with all in favor, the**
324 **Unaudited Financial Statements as of January 31, 2021, were accepted.**

325

326 **SIXTEENTH ORDER OF BUSINESS** **Approval of January 24, 2022 Regular**
327 **Meeting Minutes**

328
329 Ms. Cerbone presented the January 24, 2022 Regular Meeting Minutes.

330

331 **On MOTION by Mr. Holt and seconded by Mr. Dean, with all in favor, the**
332 **January 24, 2022 Regular Meeting Minutes, as presented, were approved.**

333

334

335 **SEVENTEENTH ORDER OF BUSINESS** **Staff Reports**

336

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

338 There was nothing further to report.

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

340 There was no report.

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

342 There was no report.

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

344 Ms. Cerbone stated the POA contacted her about speeding issues and inquired about
345 whether the CDD is interested in traffic enforcement, which would involve engaging off-duty
346 patrols. Mr. Burke stated that the CDD made changes to address this many years ago and, if the
347 Board want to proceed further, the CDD would incur costs to engage an off-duty patrol officer.

348 Discussion ensued regarding scope of services for off-duty patrols, areas with speeding
349 issues and having the POA contact the violators. It was noted that the POA sent an e-blast this
350 week about changing the speed limit, adding stop signs at certain locations and verbiage stating
351 that enforcement will be considered if drivers do not voluntarily comply.

352 A Board Member asked about installing speed bumps. Ms. Cerbone gave an overview of
353 the process to install speed calming devices. No action will be taken at this time.

354 **I. Hard Copies or Electronic Agendas**

355 The Board chose to receive a hard copy of the agenda at their residences.

356 **II. NEXT MEETING DATE: April 4, 2022 at 3:00 P.M. (Central Time)**

- 357 • **QUORUM CHECK**

358 The next meeting will be held on April 4, 2022.

359

360 **EIGHTEENTH ORDER OF BUSINESS**

Board Member Comments

361

362 Mr. Dean asked Mr. Robinson to research why the Lost Cove Pond was maintained for
363 several months. It was noted a POA Board Member and David inspected the pond.

364

365 **NINETEENTH ORDER OF BUSINESS**

Public Comments

366

367 Resident Tom Kerins discussed Board approval of the POA inspecting the ponds last
368 year. He stated that his on-site meeting with the contractor at Lost Cove was interrupted when
369 Mr. Fleet, who photographed the area, voiced his opinion that the work that was being done
370 was “all wrong”.

371 Mr. Fleet disagreed with the prior comment. He discussed his version of the incident
372 and actions taken by him and others and his belief that it resulted in determining that the
373 contractor removed trees that should not have been touched. In his opinion, Lost Cove has not
374 been cleaned up because of this incident, while other ponds were cleaned twice.

375 Mr. Kerins stated that the scope of work for the ponds included cleanup and scheduled
376 cutting, within a small window of time. Diane is obtaining proposals for the cleanup.

377 Mr. Kerins discussed the due diligence done for the CDD to acquire the Prospect
378 Promenade parcel. He received an email about the title review and he expected to speak with
379 Sherry within the next couple of weeks to close on the property. He felt that the CDD should
380 purchase the land to prevent St. Joe from building a parking lot there if they are unable to
381 construct one on the land swap lot.

382

383 **TWENTIETH ORDER OF BUSINESS**

Action Item Recap

384

385 Ms. Cerbone recapped the following:

- 386 ➤ Ms. Cerbone to send candidate information forms to the Board.
- 387 ➤ Ms. Cerbone to prepare and email a writeup about the CDD and the vacant seat to the
388 POA Property Manager to e-blast to the community.

- 389 ➤ Mr. Burke to research professional courtesy for conducting interviews.
- 390 ➤ Ms. Womack to select wax myrtles or vegetation to obscure the motor pumps, in a not-
- 391 to-exceed amount of \$5,000.
- 392 ➤ Ms. Womack to obtain updated proposals from Lake Doctors to complete the remaining
- 393 ponds.
- 394 ➤ Ms. Womack to obtain a proposal to fill the hole under the Wild Heron Way bridge.
- 395 ➤ Ms. Womack to review managed versus unmanaged areas with regard to the permit.
- 396 ➤ Mr. Burke to research a binding document related to clearing overgrowth areas.
- 397 ➤ Ms. Cerbone to notify Mr. Carroll to prepare a letter regarding driveway culverts on
- 398 Sweetbay Trail and Marsh Rabbit Run stating that, due to construction, it is the homeowner’s
- 399 responsibility and for Mr. Carroll to ensure that the communication is sent to each homeowner.
- 400 ➤ Ms. Cerbone to contact the POA regarding debris removal and Mr. Burke to find out
- 401 what company Bay County and/or the City uses.
- 402 ➤ Ms. Cerbone to obtain information about drop-down wind screen enclosures and
- 403 proposals from Mr. Robinson to include on the next agenda.
- 404 ➤ Mr. Burke to prepare a draft Lease Agreement with the POA for the Boat House drop-
- 405 down wind screen enclosure.

406

407 **TWENTY-FIRST ORDER OF BUSINESS**

Adjournment

408

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

410

411 **On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, the**

412 **meeting adjourned at 5:22 p.m., Central Time.**

413

414

415

416

417

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

418

419

420

421

422

423 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

20D

LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE		
LOCATION		
<i>Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 4, 2021 CANCELED	Regular Meeting	3:00 P.M. (Central Time)
November 1, 2021	Regular Meeting	3:00 P.M. (Central Time)
November 8, 2021	Continued Regular Meeting	3:00 P.M. (Central Time)
December 6, 2021 CANCELED	Regular Meeting	3:00 P.M. (Central Time)
January 24, 2022	Regular Meeting	10:00 AM (Central Time)
March 7, 2022	Regular Meeting	3:00 P.M. (Central Time)
April 4, 2022	Regular Meeting	3:00 P.M. (Central Time)
May 2, 2022	Regular Meeting	3:00 P.M. (Central Time)
June 6, 2022	Regular Meeting	3:00 P.M. (Central Time)
August 1, 2022	Public Hearing & Regular Meeting	3:00 P.M. (Central Time)