

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT
DISTRICT**

May 1, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

April 24, 2023

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

Board of Supervisors

Lake Powell Residential Golf Community Development District

Dear Board Members:

The Board of Supervisors of the Lake Powell Residential Golf Community Development District will hold a Regular Meeting on May 1, 2023 at 2:00 p.m. (Central Time), at Shark's Tooth Clubhouse, 2003 Wild Heron Way, Panama City Beach, Florida 32413. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. District Engineer: Discussion/Consideration/Update
 - A. Bridge Repairs
 - B. Covington Bridge
 - C. Speed Control Devices
4. District Counsel: Discussion/Consideration/Update
 - A. Stormwater Facility Management Services Agreement (*CDD approved, awaiting POA approval*)
 - B. POA Maintenance Agreement (*CDD approved, awaiting POA approval*)
 - Landscape Standards
 - C. Wild Heron Way Ownership- Hwy 98 to Covington Bridge
5. District Ecologist: Discussion/Consideration/Update
 - A. Wildlife Signage Proposal
 - B. DEP Conservation Easement Swap
 - C. Firewise
 - D. Brighview Landscape Services, Inc., Rewatering Options
6. Ratification of Civil BCL Contractors, Inc., Proposal for Wild Heron Box Culvert Repair

7. Ratification of Extreme Land, Change Order #1 – 14 Watering Events
8. Acceptance of Unaudited Financial Statements as of March 31, 2023
9. Approval of April 3, 2023 Regular Meeting Minutes
10. 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*
 - 478 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: June 5, 2023 at 2:00 PM (Central Time)

○ QUORUM CHECK

| | | | | |
|--------|----------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | DAVID HOLT | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | DAVID DEAN | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | THOMAS BALDUF | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | JERRY ROBINSON | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | FRANK SELF | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |

11. Board Member Comments
12. Public Comment
13. 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
 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**

4C

MEMORANDUM

TO: Mr. Joe Cozart, Onsite Assets Manager
Lake Powell CDD

FROM: James H. Slonina, PE

RE: Status Update- Zone 1 Capacity Improvements
Wild Heron Way Corridor Management Program
Lake Powell PUD
Bay County, Florida
PE File #60518

DATE: August 22, 2005

As a follow-up to the Board of Supervisor Meeting this morning, we have summarized below background information and current status of the Corridor Management Program for Wild Heron Way and its upcoming capacity improvements.

Wild Heron Way is a public access roadway owned and maintained by the Lake Powell Residential Golf Community Development District (CDD). This roadway extends approximately 1.8 miles from Panama City Beach Parkway (US98) to the gated Welcome Center. The CDD has established a corridor management program so as to maintain reasonable Level-Of-Service (LOS), safety, and aesthetics.

The corridor management program subdivides the roadway into four (4) segments with specific LOS performance standards to be maintained. We have attached a graphic identifying the segments and overall roadway configuration.

Circa 2003 the St. Joe Company annexed the private property within Zone 1 fronting Wild Heron Way into the City of Panama City Beach municipal limits. Furthermore St. Joe received approval for a Planned Unit Development (PUD), which included commercial and a variety of residential uses.

The St. Joe Company subsequently contacted the CDD in regards to public access to Wild Heron Way. Since various other property owners also have land fronting Wild Heron Way with a future expectation of development; guidelines, rules, and regulations were developed to manage this transportation corridor.

A status update has been provided at almost all of the Board of Supervisors (BOS) meetings in regards to the management program, development of an Access Connection Agreement, review of Traffic Impact Analysis Reports, review and approval of construction plans for capacity improvements, and reestablishment of hardscape and landscape improvements.

Mr. Joe Cozart
August 22, 2005
Page 2 of 2

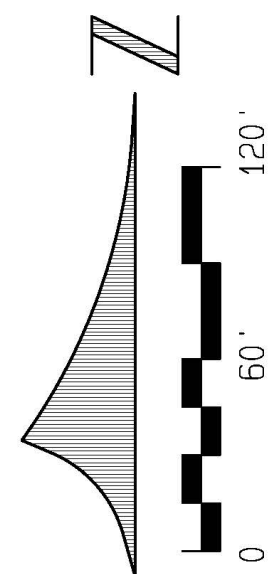
We have attached a sketch identifying the approved capacity improvements that will be funded solely by the St. Joe Company to mitigate their traffic impacts. The construction of the improvements are scheduled to commence approximately October 2005 and be completed April 2006. Commencement is contingent upon final FDOT permit processing.

Please feel free to share this information with the CDD constituents. It is the intent of the CDD BOS, CDD staff, and road contractor to undertake the roadway improvements in a manner that minimizes impacts to the CDD and the traveling public.

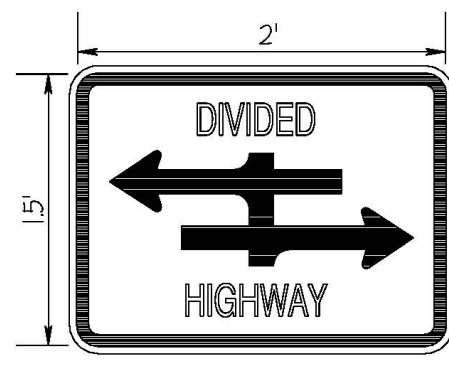
Should you have any questions or require clarification, please advise.

Cc: Mr. Ken Breland- Chairman, BOS
Mr. Charles Sibley
Mr. Dean Harris
Mr. Steve Slonina

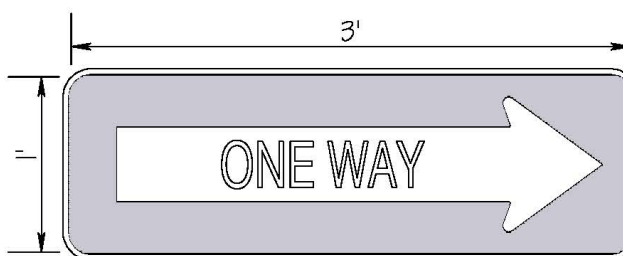
T:\PROJECTS\040526 - WILD HERON WAY\040526.dwg



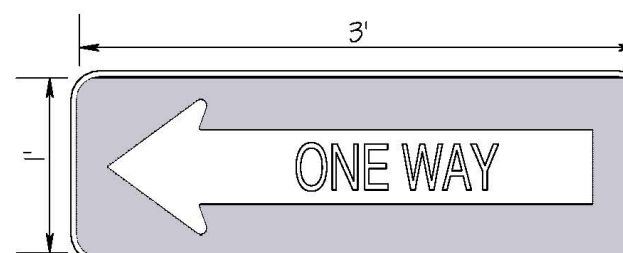
- NOTES:
1. NO LANE CLOSURES BETWEEN THE HOURS OF 6 A.M. AND 6 P.M.
 2. ALL LANES MUST BE OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF A HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EVACUATION OR EVENTS AS DIRECTED BY THE LOCAL FDOT MAINTENANCE ENGINEER OR HIS DESIGNEE.
 3. ALL PAVEMENT MARKINGS SHOWN ON PLAN TO BE THERMOPLASTIC.
 4. ALL PAVEMENT MARKINGS, INCLUDING STRIPING AND GORE AREAS, WITHIN STATE ROAD 30A TO RECEIVE REFLECTIVE MARKERS IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 11352.



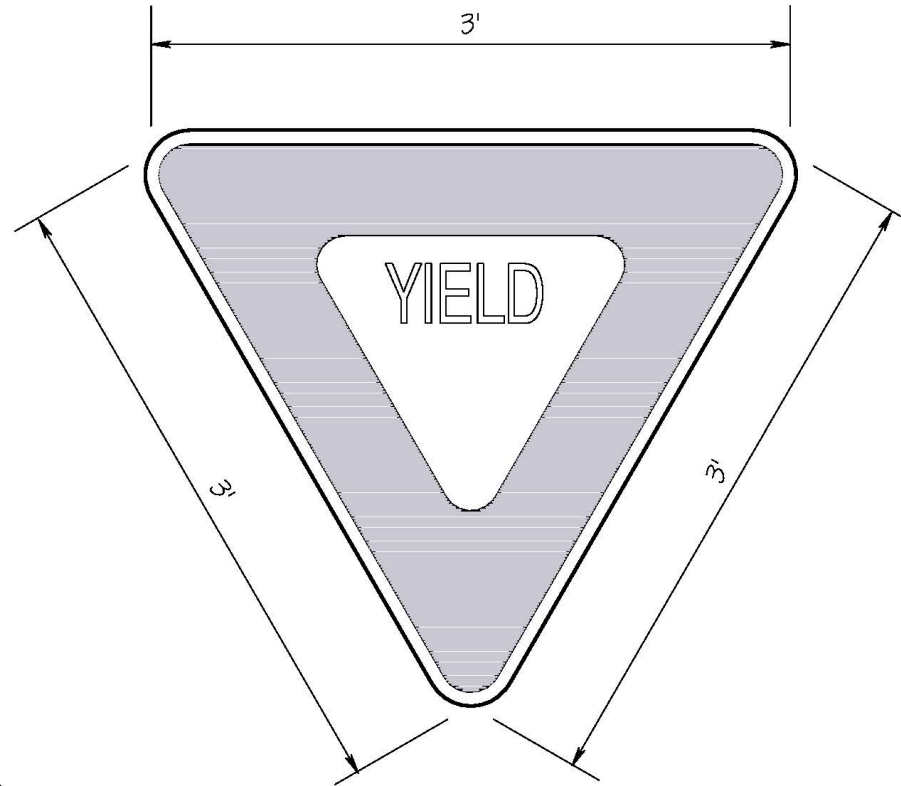
MUTCD R6-3 DIVIDED HIGHWAY ('T' INTERSECTION) DETAIL
NT5



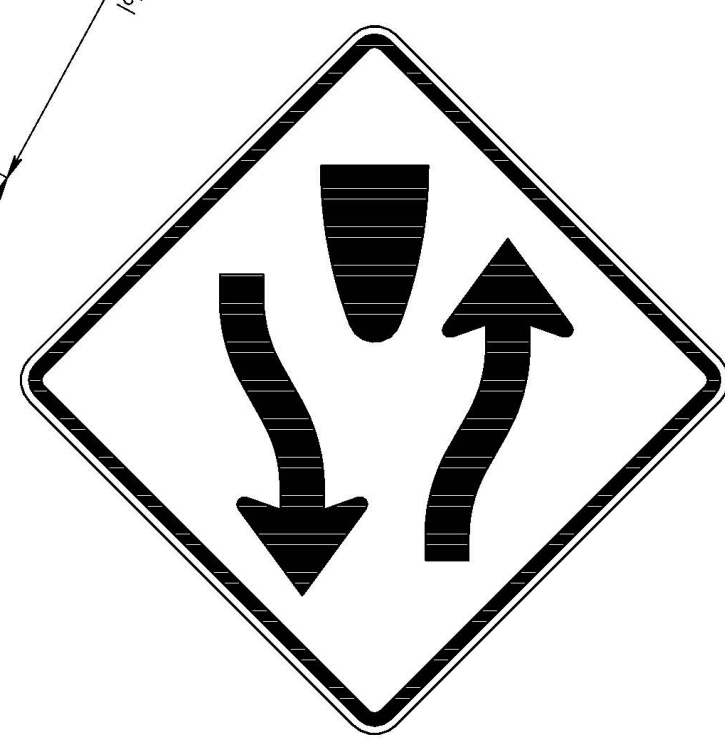
MUTCD R6-1R ONE WAY SIGN DETAIL
NT5



MUTCD R6-1L ONE WAY SIGN DETAIL
NT5



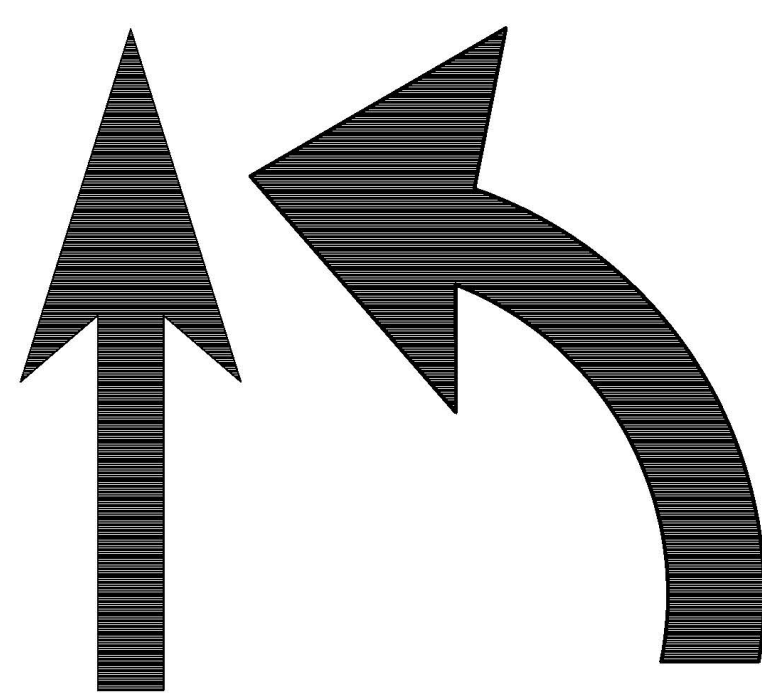
MUTCD R1-2 YIELD SIGN DETAIL
NT5



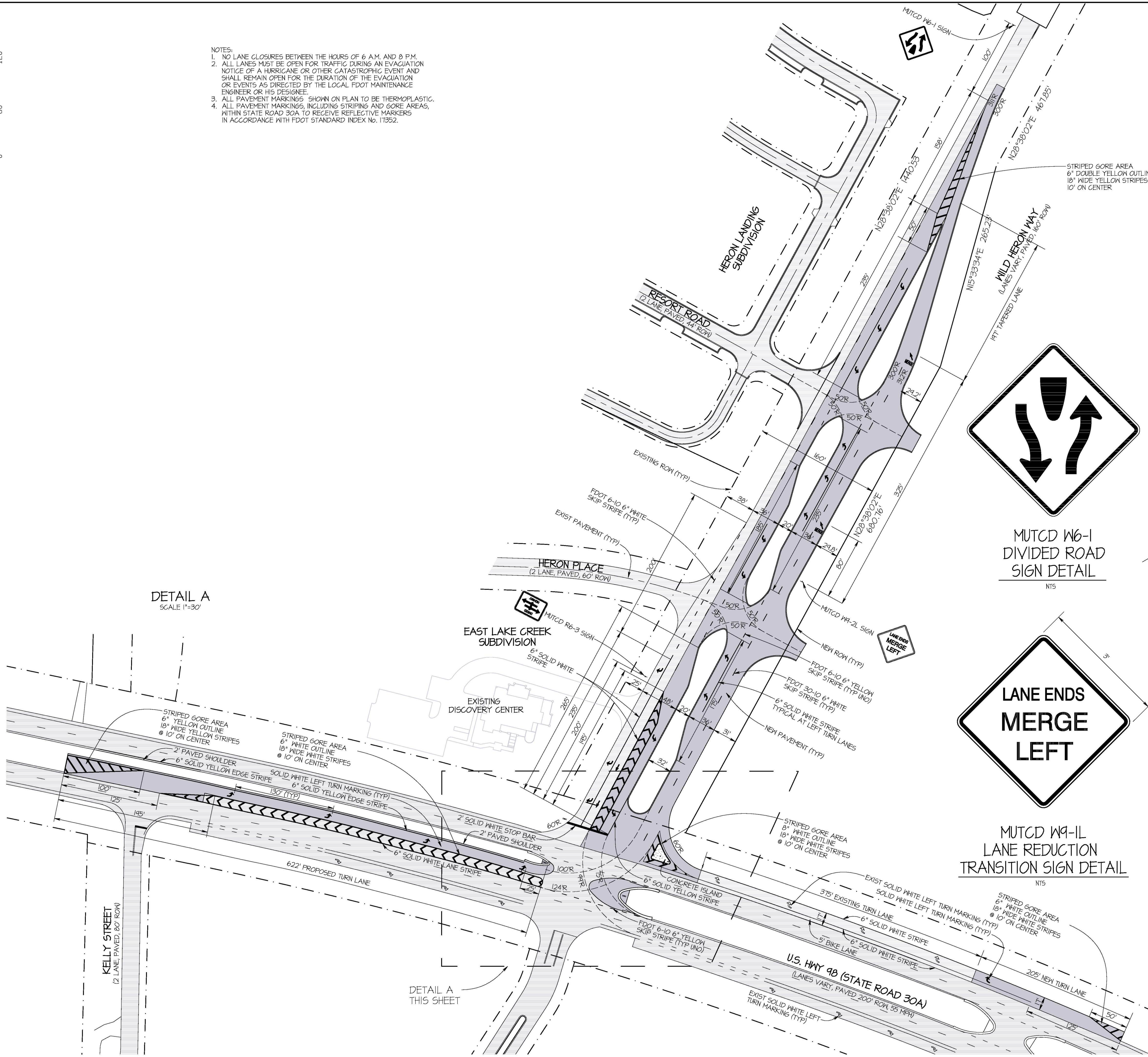
MUTCD W6-1 DIVIDED ROAD SIGN DETAIL
NT5



MUTCD W9-1L LANE REDUCTION TRANSITION SIGN DETAIL
NT5



PAVEMENT MARKING ARROW
NT5



DETAIL A
SCALE 1"=30'

DETAIL A THIS SHEET

| REVISIONS | DESCRIPTION |
|-----------|-------------|
| DATE | BY |

BUCHANAN & HARPER, INC.
 ENGINEERING • PLANNING • SURVEYING • LANDSCAPE ARCHITECTURE
 FLORIDA SURVEYING & ENGINEERING CERTIFICATE OF AUTHORIZATION NO. 25712
 735 WEST 11TH STREET PANAMA CITY, FLORIDA 32401
 PHONE (850)763-7421 FAX (850)764-2120 E-MAIL mb@buchanan-harper.com
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| | | | | | |
|--------------|-----|----------------|-----|------------|-----|
| DESIGNED BY | JMH | DRAWN BY | JMH | CHECKED BY | MMH |
| BEARING REF. | | ELEVATION REF. | | | |

SIGNAGE & STRIPING DETAILS
 WILD HERON WAY EXPANSION
 PANAMA CITY BEACH
 FLORIDA

SCALE: H₁ 1"=60' V₁ N/A
 JOB # 0526 FILE # E-2346
 PLOTTED 8/10/2005 11:49AM
 ISSUED 02/20/04 FOR PERMIT
 SHEET 7 OF 10

WILD HERON PUD

599 RES UNITS
5,732 T/D
605 T/PH

WELCOME CENTER

WILD HERON PROPERTY
ST. JOE PROPERTY

EAST LAKE POWELL PUD

3,378 T/D | 353 RES
357 T/PH | UNITS

LAKE POWELL

ZONE 4

INFLOW

ZONE 3

GAINOUS PROPERTY

FUTURE USE ALLOWS UP
TO 15 DW/A
(24± ACRES AT 5 UNITS/ACRE)
120 RES UNITS
1,148 T/D
121 T/PH

HERON LANDING

2,319 TRIPS/DAY | SINGLE FAMILY 64 UNITS
225 TRIPS/PEAK HR | CONDO/MULTIFAMILY 256 UNITS

ZONE 2

EAST LAKE CREEK

BANK, RETAIL & OFFICES
(EST) 1,760 T/D
348 T/PH

ZONE 1

EAST LAKE CREEK

ASSUME 50% OF 100,000 S.F.
SHOPPING CENTER & RETAIL
4,365 T/D
397 T/PH

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ENVIRONMENTAL ENGINEERS • CIVIL ENGINEERS • LAND PLANNERS
3005 South Highway 77 Lynn Haven, Florida 32444
(850)763-5200 Fax (850)769-0730 panhandleengineering.com

**WILD HERON WAY
TREATMENT ZONES**

BAY COUNTY, FLORIDA

| |
|--------------------------------|
| CAD FILE: 60518WHW |
| DWN BY: jdrm |
| DATE: 10/09/03 |
| SHEET NO: OF |
| PROJECT NUMBER 60518 |

Date: Oct 09, 2003, 11:33am User ID: Jim Mims File: P:\53001 Lake Powell\Drawing\Exhibits\WildHeronWay.dwg

LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

6



Post Office Box 35983, Panama City, FL 32412
(850) 871-1516 Fax (850) 871-9998
CGC059975 CUC057139

April 6, 2023
Attn: Robert Carroll
RE: Wild Heron Box Culvert Repair

Robert,

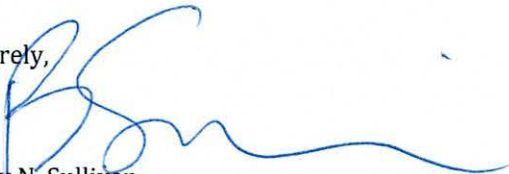
We propose to furnish all equipment, labor, and materials to complete the following;

1. Mobilization
2. M.O.T
3. Asphalt Demo
4. Temporary Up-Stream Dam
5. Core holes though Bottom Invert of Culvert (4 Each) & Fill Void with Grout 8 CY
6. Grout Seal all Joints
7. Excavate under Asphalt & Top Side of Box Culvert to Expose Voids
8. Fill Voids with Flowable Fill
9. Compact Subgrade
10. Install & Compact Lime Rock Base
11. Patch Asphalt
12. Restore Area (Sodding by Others*)
13. Demob

Lump Sum: \$25,485.00

Thank you for the opportunity to quote you on this work. If you have any questions please do not hesitate to email me at bobby@bclfi.com

Sincerely,


Bobby N. Sullivan
President
BCL Civil Contractors, Inc.

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

7

EXTREME LAND CLEARING & EXCAVATION

CGC1522062

CUC1225898

P.E. 85362

WILD HERON CO#1 - WATERING SCHEDULE OF VALUES

| DESCRIPTION | UNIT | QUANTITY | UNIT PRICE | TOTAL |
|------------------|------|----------|------------|--------------------|
| | | | | 4/25/2023 |
| WATERING | DAYS | 14 | \$762.07 | \$10,668.98 |
| SUB-TOTAL | | | | \$10,668.98 |

GRAND TOTAL \$10,668.98

QUALIFICATIONS:

1) WATER SUPPLIED BY HOA.

EXTREME LAND CLEARING & EXCAVATION, LLC. dba CBC CONSTRUCTION

STEVEN J
CLEMENTS

Digitally signed by
STEVEN J CLEMENTS
Date: 2023.04.25
09:29:34 -05'00'

STEVEN J. CLEMENTS, P.E.
CEO

Bethany Womack

Approved 4-25-2023

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2023**

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2023**

| | General Fund | Debt Service Fund Series 2012 | Total Funds |
|--|---------------------|-------------------------------------|---------------------|
| ASSETS | | | |
| Operating accounts | | | |
| BB&T | \$ 156,678 | \$ - | \$ 156,678 |
| Wells Fargo - operating* | 762,686 | - | 762,686 |
| Centennial Bank | 258,180 | - | 258,180 |
| FineMark | | | |
| Designated - stormwater compliance | 127,064 | - | 127,064 |
| Undesignated | 121,951 | - | 121,951 |
| FineMark - ICS | 739,073 | - | 739,073 |
| Investments | | | |
| Revenue | - | 380,298 | 380,298 |
| Reserve | - | 219,431 | 219,431 |
| Prepayment A | - | 2,809 | 2,809 |
| Due from other | 9,850 | - | 9,850 |
| Deposits | 2,075 | - | 2,075 |
| Undeposited funds | - | 1,675 | 1,675 |
| Total assets | <u>\$ 2,177,557</u> | <u>\$ 604,213</u> | <u>\$ 2,781,770</u> |
| LIABILITIES & FUND BALANCES | | | |
| Liabilities: | | | |
| Accounts payable off-site | \$ 5,019 | \$ - | \$ 5,019 |
| Deferred Revenue | - | 1,675.0000 | 1,675 |
| Total liabilities | <u>5,019</u> | <u>1,675</u> | <u>6,694</u> |
| Fund balances: | | | |
| Committed | | | |
| Disaster | 250,000 | - | 250,000 |
| District bridge projects | 100,000 | - | 100,000 |
| Road project 2022 | 550,000 | - | 550,000 |
| Stormwater system upgrades | 50,000 | - | 50,000 |
| Restricted for: | | | |
| Debt service | - | 602,538 | 602,538 |
| Assigned to: | | | |
| 3 months working capital | 185,998 | - | 185,998 |
| Unassigned | 1,036,540 | - | 1,036,540 |
| Total fund balances | <u>2,172,538</u> | <u>602,538</u> | <u>2,775,076</u> |
| Total liabilities and fund balances | <u>\$ 2,177,557</u> | <u>\$ 604,213</u> | <u>\$ 2,781,770</u> |

*Accounts not reconciled as statement not received prior to agenda preparation date.

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2023**

| | Current Month | Year to Date | Budget | % of Budget |
|-----------------------------|------------------|----------------|----------------|----------------|
| REVENUES | | | | |
| Assessment levy | \$ - | \$ 607,137 | \$ 717,935 | 85% |
| Interest & miscellaneous | 251 | 1,475 | 1,000 | 148% |
| Total revenues | <u>251</u> | <u>608,612</u> | <u>718,935</u> | 85% |
| EXPENDITURES | | | | |
| Administrative | | | | |
| Supervisors | 2,153 | 4,306 | 5,000 | 86% |
| Management | 2,596 | 15,576 | 31,153 | 50% |
| Accounting | 918 | 5,506 | 11,012 | 50% |
| Assessment roll prep | 1,209 | 7,255 | 14,510 | 50% |
| Audit | - | 3,500 | 7,800 | 45% |
| Legal | - | 3,240 | 12,000 | 27% |
| Engineering | 5,533 | 5,533 | 13,280 | 42% |
| Postage | 187 | 573 | 1,775 | 32% |
| Telephone | 88 | 525 | 1,050 | 50% |
| Website maintenance | - | - | 750 | 0% |
| Insurance | - | 7,489 | 8,352 | 90% |
| Printing and binding | 125 | 750 | 1,500 | 50% |
| Legal advertising | 132 | 395 | 2,500 | 16% |
| Other current charges | - | 319 | 1,200 | 27% |
| Office supplies | - | - | 500 | 0% |
| Special district annual fee | - | 175 | 175 | 100% |
| Trustee | - | - | 7,431 | 0% |
| Arbitrage | - | - | 1,200 | 0% |
| Dissemination agent | 83 | 500 | 1,000 | 50% |
| ADA website compliance | - | - | 210 | 0% |
| Total administrative | <u>13,024</u> | <u>55,642</u> | <u>122,398</u> | 45% |

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2023**

| | Current Month | Year to Date | Budget | % of Budget |
|--|--------------------|--------------------|--------------------|----------------|
| Security | | | | |
| Contractual rangers | 15,390 | 83,345 | 153,000 | 54% |
| Total security | <u>15,390</u> | <u>83,345</u> | <u>153,000</u> | 54% |
| Lake wetland & upland monitoring | | | | |
| Mitigation and monitoring | | | | |
| Prescribed fires and gyro mulching | 23,153 | 55,067 | 46,050 | 120% |
| Ecologist | - | 25,895 | 57,980 | 45% |
| Signage | - | - | 10,000 | 0% |
| Total lake wetland & upland monitoring | <u>23,153</u> | <u>80,962</u> | <u>114,030</u> | 71% |
| Roadway services | | | | |
| Roadway repairs and maintenance | - | 2,092 | 93,700 | 2% |
| Road restriping, painting and other projects | - | - | 40,000 | 0% |
| Bridge repairs and maintenance | - | - | 50,000 | 0% |
| Total roadway services | <u>-</u> | <u>2,092</u> | <u>183,700</u> | 1% |
| Stormwater management | | | | |
| Operations | - | - | 17,250 | 0% |
| Pond aeration | 378 | 23,564 | 45,000 | 52% |
| Electricity - lift stations | 77 | 394 | 600 | 66% |
| Stormwater system repairs | 12,000 | 52,579 | 18,000 | 292% |
| Total stormwater management | <u>12,455</u> | <u>76,537</u> | <u>80,850</u> | 95% |
| Other charges | | | | |
| Unbudgeted - feral swine removal | - | 175 | - | N/A |
| Boat house drop downs | - | - | 50,000 | 0% |
| Tax collector | - | 12,143 | 14,957 | 81% |
| Street Lighting | 8,316 | 8,316 | - | N/A |
| Total other charges | <u>8,316</u> | <u>20,634</u> | <u>64,957</u> | 32% |
| Total expenditures | <u>72,338</u> | <u>319,212</u> | <u>718,935</u> | 44% |
| Excess/(deficiency) of revenues over/(under) expenditures | (72,087) | 289,400 | - | |
| Fund balances - beginning | 2,244,625 | 1,883,138 | 1,742,519 | |
| Fund balances - ending | | | | |
| Committed | | | | |
| Disaster | 250,000 | 250,000 | 250,000 | |
| District bridge projects | 100,000 | 100,000 | 100,000 | |
| Road projects | 550,000 | 550,000 | 550,000 | |
| Storm system upgrades | 50,000 | 50,000 | 50,000 | |
| Assigned | | | | |
| 3 months working capital | 185,998 | 185,998 | 185,998 | |
| Unassigned | 1,036,540 | 1,036,540 | 606,521 | |
| Fund balances - ending | <u>\$2,172,538</u> | <u>\$2,172,538</u> | <u>\$1,742,519</u> | |

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2012
FOR THE PERIOD ENDED MARCH 31, 2023**

| | <u>Current Month</u> | <u>Year to Date</u> | <u>Budget</u> | <u>% of Budget</u> |
|--|--------------------------|-------------------------|-------------------|------------------------|
| REVENUES | | | | |
| Assessment levy | \$ - | \$ 359,750 | \$ 425,394 | 85% |
| Special assessment - direct bill | - | - | 1,675 | 0% |
| Interest | 1,638 | 6,487 | - | N/A |
| Total revenues | <u>1,638</u> | <u>366,237</u> | <u>427,069</u> | 86% |
| Debt service | | | | |
| Principal | - | 220,000 | 220,000 | 100% |
| Principal prepayment | - | 5,000 | - | N/A |
| Interest | - | 84,694 | 163,613 | 52% |
| Total debt service | <u>-</u> | <u>309,694</u> | <u>383,613</u> | 81% |
| Other charges | | | | |
| Tax collector | - | 7,195 | 8,862 | 81% |
| Total other charges | <u>-</u> | <u>7,195</u> | <u>8,862</u> | 81% |
| Total expenditures | <u>-</u> | <u>316,889</u> | <u>392,475</u> | 81% |
| Excess/(deficiency) of revenues over/(under) expenditures | 1,638 | 49,348 | 34,594 | |
| Fund balance - beginning | <u>600,900</u> | <u>553,190</u> | <u>535,959</u> | |
| Fund balance - ending | <u>\$ 602,538</u> | <u>\$ 602,538</u> | <u>\$ 570,553</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 |
| 04/30/2022 | 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
MARCH 31, 2023**

| | | |
|----------------------------|-------------------|-----------------------------|
| 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) | |
| 30-Apr-22 | (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**

MINUTES

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 April 3, 2023 at 2:00 P.M. (Central Time), at Shark’s Tooth Clubhouse, 2003 Wild Heron Way, Panama City Beach, Florida 32413.

Present were:

| | |
|----------------|---------------------|
| David Holt | Chair |
| David Dean | Vice Chair |
| Jerry Robinson | Assistant Secretary |
| Thomas Balduf | Assistant Secretary |
| Frank Self | Assistant Secretary |

Also present were:

| | |
|-----------------|---|
| Jamie Sanchez | District Manager |
| Mike Burke | District Counsel |
| Tristan LaNassa | Burke Blue |
| Robert Carroll | District Engineer |
| Bethany Womack | Ecologist/District Operations Manager |
| Diane Allewelt | First Service Residential Florida, Inc., Wild Heron Community Association Manager |

Residents present were:

| | | |
|-----------------|--------------------|-------------------|
| Eddie Levick | Cathy Williams | Kelly Fredrickson |
| Michelle Levick | Steven Undercoffer | Kenneth Black |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 2:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

District Engineer: Discussion/Consideration /Update

A. Bridge Repairs

44 Mr. Carroll reported the following:

45 ➤ The bridge repair signs are being installed.

46 ➤ A few issues near the post of the bridge could be repaired with simple grout; they will be
47 re-evaluated after the meeting.

48 ➤ The pond with the inlets at the intersection was cleaned. Muck and dirt that accumulated
49 over time was apparently holding a pipe down.

50 Discussion ensued about the ponds, outfalls, swales and changing the intake elevations.

51 This item will be included on the next agenda for a final update.

52

53 **FOURTH ORDER OF BUSINESS**

**District Counsel: Discussion/Consideration
Update**

54

55

56 **A. Stormwater Facility Management Services Agreement (CDD approved, awaiting POA**

57 **approval)**

58 **B. POA Maintenance Agreement (CDD approved, awaiting POA approval)**

59 • **Landscape Standards**

60 Mr. Burke reported the following:

61 ➤ Both Agreements are still pending.
62 ➤ The previously executed Road Resurfacing Agreement will be transmitted to C.W. Roberts
63 to see if they are able to proceed.

64 ➤ St. Joe is inundated and still does not have an answer. Once the work commences, the
65 CDD will need a firm answer to determine if the remainder of the project can be completed.

66

67 **FIFTH ORDER OF BUSINESS**

**District Ecologist: Discussion/Consideration
Update**

68

69

70 **A. Wildlife Signage Proposal**

71 Ms. Womack reported the following:

72 ➤ She is working with Mr. Mark Dragonette on this item.

73 ➤ She calculated the linear feet of all the conservation easement areas throughout the
74 community to determine the number of signs and relay the information to the contractor. 350
75 signs are supposed to be set at 250' intervals, which will be in compliance with the permit.

76 ➤ She might be able to create an app with the locations of all conservation easement areas.

- 77 ➤ Mr. Dragonette is inspecting the highlighted areas and will submit a proposal soon.
- 78 ➤ This is a great time to install signage because of the Firewise cutbacks.
- 79 This item will be included on the next agenda.

80 **B. DEP Conservation**

81 Ms. Womack stated an answer from the Department of Environmental Protection (DEP)
82 is pending. The DEP previously questioned the land swap request; the matter is still under review.

83 Asked if the DEP gave a timeline, Ms. Womack stated they did not and there is no
84 statutory clock. Asked if it would be helpful if the CDD made a presentation of what it is trying to
85 accomplish, Ms. Womack stated the CDD provided the DEP with an information packet but she
86 can offer to give a presentation. She will contact the DEP and give an update at the next meeting.

87 This item will be included on the next agenda.

88 Regarding Covington Bridge, Ms. Womack stated Staff provided a report to a local
89 contractor and a response is pending. Mr. Carroll will follow up with the contractor and give an
90 update at the next meeting.

91 Ms. Womack stated the cones on Wild Heron Way, between the roundabout and the
92 Clubhouse, are because of a possible sinkhole. She and Mr. Carroll are coordinating to have it
93 repaired as soon as possible.

94 Possible causes of the sinkhole, repairs, the box culvert, avoiding compromising the
95 waterlines, as-built drawings and the upcoming roadwork resurfacing project were discussed.

96 Ms. Womack reported that the shoulder work is almost complete on the CDD roads on
97 the inside. The damaged sign outside of the gate is currently being painted and almost restored.

98 Regarding the BrightView contract and re-watering, Mr. Holt asked Staff to check pricing
99 and availability.

100 Discussion ensued regarding speed control devices on Wild Heron Way, speed
101 tables/humps, possible lawsuits and reducing the speed limit from 30 to 15 miles per hour (mph).

102

103 **On MOTION by Mr. Robinson and seconded by Mr. Dean, with Mr. Robinson,**
104 **Mr. Dean, Mr. Balduf and Mr. Holt in favor and Mr. Self dissenting, authorizing**
105 **the District Engineer to investigate installation and implementation of two**
106 **speed control devices on Wild Heron Way, was approved. (Motion passed 4-1)**

107

108

109 This item will be included on the next agenda, under the District Engineer’s update.

110 SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2023

111
112
113
114

Ms. Sanchez presented the Unaudited Financial Statements as of February 28, 2023.

115 **On MOTION by Mr. Holt and seconded by Mr. Robinson, with all in favor, the**
116 **Unaudited Financial Statements as of February 28, 2023, were accepted.**

117
118

119 SEVENTH ORDER OF BUSINESS

Approval of March 6, 2023 Regular Meeting Minutes

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121
122
123

Ms. Sanchez presented the March 6, 2023 Regular Meeting Minutes.

124 **On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, the March**
125 **6, 2023 Regular Meeting Minutes, as presented, were approved.**

126
127

128 EIGHTH ORDER OF BUSINESS

Staff Reports

129
130

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

131

B. District Counsel: *Burke Blue*

132

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

133

There were no reports.

134

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

135

I. Update: Security Services Provider

136

Mr. Holt noted several recent complaints about the security provider and asked Ms.

137

Allewelt if they should be replaced, as she oversees the guard service.

138

Ms. Allewelt voiced her opinion that the Board should wait and see how TriCorps Security

139

performs with the new supervisor before considering another security provider.

140

II. Discussion: Fiscal Year 2024 Budget

141

Ms. Sanchez reported the following:

142

➤ General Fund, Page 2: The insurance line item might increase by 10%.

143

➤ Security line item, Page 3: With the change order based on the pay increase discussed a

144

few meetings ago, the new amount is going to be \$210,931. If the CDD switches to a new security

145

services provider, it would increase by \$10,000 to \$20,000.

146 ➤ She will confer with Ms. Womack and Mr. Carroll regarding the line items under lake
147 wetland & upland monitoring, roadway services and stormwater management to determine
148 what and how much to budget for Fiscal Year 2024.

149 Discussion ensued regarding signage, budgeting for the upcoming roadway project, St.
150 Joe, POA improvements and re-labeling the “Boat house drop downs” line item, on Page 3, to
151 “POA facility improvements”. The Request for Proposals (RFP) with CWR, the “District bridge
152 projects” and “Road projects” line items were also discussed.

153 Ms. Sanchez asked if the CDD will be utilizing any of the unassigned funds. The Board
154 consensus was to hold on to the unassigned funds. Ms. Sanchez asked the Board Members to
155 email their budget requests or concerns to Management in advance of the May 1, 2023 meeting.

156 **III. NEXT MEETING DATE: May 1, 2023 at 2:00 P.M. (Central Time)**

- 157 ○ **QUORUM CHECK**

159 **NINTH ORDER OF BUSINESS**

Board Member Comments

160
161 Mr. Self discussed the speed tables and lowering the speed limit from 30 to 25 miles per
162 hour. Mr. Burke suggested researching the Department of Transportation (DOT) standards for
163 the roadway and obtaining the previously discussed flashing signs that display vehicle speeds.

165 **TENTH ORDER OF BUSINESS**

Public Comment

166
167 Regarding an earlier question from Mr. Holt, Ms. Allewelt stated there was a message
168 from Margie, at BrightView, indicating Ms. Womack was informed that the roadside curb repairs
169 were scheduled to commence late-April to early-May but the repairs could be moved up to mid-
170 April. Mr. Holt asked Ms. Allewelt to ask about pricing and about re-watering or multiple waters.

171 Mr. Levick asked about tree cutbacks and when the tree trimmers will get to the end of
172 Shark’s Tooth and Big Old Oak Trail. Ms. Womack stated she will confer with the contractor and
173 guessed that it will be within the next two to three weeks, if the equipment stays operational.

175 **ELEVENTH ORDER OF BUSINESS**

Adjournment

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178 **On MOTION by Mr. Self and seconded by Mr. Robinson, with all in favor, the**
179 **meeting adjourned at 3:14 p.m., Central Time.**

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Secretary/Assistant Secretary

Chair/Vice Chair

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

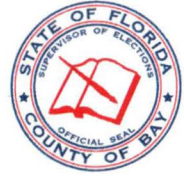
**STAFF
REPORTS**



**Supervisor of Elections
Mark Andersen
Bay County**

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Panama City, FL 32401

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Cell: 850-819-6933
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baysuper@bayvotes.org
www.bayvotes.org



April 19, 2023

Daphne Gillyard
Via Email: Gillyardd@whhassociates.com

Dear Ms.Gillyard:

As of April 15, 2023 there are 478 registered voters residing in the Lake Powell Residential Golf Community Development District.

If you have any questions or concerns, please contact my office.

Respectfully,

A handwritten signature in blue ink, appearing to read "Mark Andersen".

Mark Andersen
Supervisor of Elections, Bay County

LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413

²Shark's Tooth Clubhouse, 2003 Wild Heron Way, Panama City Beach, Florida 32413

| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
|-------------------------|---|-------------------------------|
| October 3, 2022 | Regular Meeting | 3:00 PM (Central Time) |
| December 5, 2022 | Regular Meeting | 3:00 PM (Central Time) |
| February 6, 2023 | ²Joint CDD/POA Regular Meeting | 3:00 PM (Central Time) |
| March 6, 2023 | ²Regular Meeting | 2:00 PM (Central Time) |
| April 3, 2023 | ²Regular Meeting | 2:00 PM (Central Time) |
| May 1, 2023 | ²Regular Meeting | 2:00 PM (Central Time) |
| June 5, 2023 | ²Regular Meeting | 2:00 PM (Central Time) |
| August 7, 2023 | ²Public Hearing and Regular Meeting | 2:00 PM (Central Time) |