

**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 May 1, 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
Eddie Levick	Resident

**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**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**District Engineer: Discussion/Consideration /Update**

**A. Bridge Repairs**

Mr. Carroll stated that the bridge “box culvert” repair work outside the gate is completed.

This item will be removed from future agendas.

**B. Covington Bridge**

Mr. Carroll presented the Civil BCL Contractors, Inc., proposal. It was noted that, while higher than expected, the contractor will repair the Wild Heron culvert dip at no additional cost.

Discussion ensued regarding the differences between this and other contractors, deferring the work while trying to secure a shared maintenance agreement with St. Joe Company and the possibility of costs increasing.

**On MOTION by Mr. Holt and seconded by Mr. Self, with Mr. Holt, Mr. Self, Mr. Dean and Mr. Balduf in favor and Mr. Robinson dissenting, the Civil BCL Contractors, Inc., proposal dated April 13, 2023, to repair the Covington Bridge, in a not-to-exceed amount of \$126,560, was approved. [Motion passed 4-1]**

Mr. Robinson felt that the Board should at least have two proposals to consider. As the price will not change, the consensus was to obtain another proposal for the next meeting.

**On MOTION by Mr. Holt and seconded by Mr. Self, with all in favor, the prior motion approving the Civil BCL Contractors, Inc., proposal, was rescinded.**

**C. Speed Control Devices**

Mr. Carroll stated he met with Bay County about the County’s speed control process. Based on the CDD’s 2015 speed study and the County’s criteria related to preventative actions, such as traffic devices, it is not viable to install one on Wild Heron Way as the County will remove traffic devices on roadways with more than 3,000 vehicles per day.

Discussion ensued regarding a request to install larger signs, signage options, engaging off-duty law enforcement to patrol and enforce traffic violations and the differences between a CDD contract with the Sheriff versus a POA contract.

Mr. Balduf expressed concern about negative feedback from residents, whereas others voiced no concerns, given that those speeding are endangering residents in the community.

**On MOTION by Mr. Dean and seconded by Mr. Holt, with Mr. Dean, Mr. Holt, Mr. Self and Mr. Robinson in favor and Mr. Balduf dissenting, authorizing Mr. Burke to obtain a proposal from the Bay County Sherriff’s Department to engage off-duty personnel to patrol and enforce traffic violations in the CDD, on a test basis. [Motion passed 4-1]**

FOURTH ORDER OF BUSINESS

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**

Mr. Burke stated that these Agreements are pending.

C. **Wild Herson Way Ownership - HWY 98 to Covington Bridge**

Mr. Burke distributed and reviewed Mr. Slonina’s Memorandum and the map in the agenda. He discussed his and Mr. Dean’s research and noted that, since the results differ, he is waiting on the title search from the bridge to Highway 98 before providing an opinion as to how much right-of-way (ROW) the CDD owns.

Discussion ensued about the County possibly incorrectly indexing the title, reviewing the plans for Regents Bank and Mr. Dean’s research indicating that St. Joe Company chose the plantings and completed the irrigation improvements when it was a two-lane road, not the CDD.

FIFTH ORDER OF BUSINESS

District Ecologist: Discussion/Consideration  
/Update

A. **Wildlife Signage Proposal**

Ms. Womack stated, after giving Mr. Dragonette additional information, he wanted to inspect certain signage and has yet to submit a proposal.

B. **DEP Conservation Easement Swap**

Ms. Womack stated that a response from the Department of Environmental Protection (DEP) is pending. There is no statutory clock for the County to respond to the land swap request.

C. **Firewise**

Ms. Womack stated that the CDD’s portion of the work is completed. This item was inadvertently placed on the agenda and will be removed from future agendas.

D. **Brightview Landscape Services, Inc., Rewatering Options**

Ms. Womack stated the proposal for additional rewatering options is pending. The hydro seeding project, which was supposed to be finished this week, has not started. Mr. Holt stated that it was started last week and he took pictures but, in his opinion, they did a terrible job.

Discussion ensued regarding the project outside the gate and the need for additional watering for the projects inside and outside the gate, due to current weather conditions.

**SIXTH ORDER OF BUSINESS**

**Ratification of Civil BCL Contractors, Inc.,  
Proposal for Wild Heron Box Culvert Repair**

Ms. Sanchez presented the Civil BCL Contractors, Inc., proposal to repair the box culvert, which was progressively worsening each week.

**On MOTION by Mr. Balduf and seconded by Mr. Robinson, with all in favor, the Civil BCL Contractors, Inc., Proposal to repair the Wild Heron box culvert, in a not-to-exceed amount of \$25,485, was ratified.**

**SEVENTH ORDER OF BUSINESS**

**Ratification of Extreme Land, Change Order  
#1 – 14 Watering Events**

Ms. Womack outlined the scope of services, which commenced April 21, 2023.

**On MOTION by Mr. Holt and seconded by Mr. Dean, with all in favor, Extreme Land Clearing & Excavation, Change Order #1 for 14 Watering Events, in a not-to-exceed amount of \$10,668.98, was ratified.**

**On MOTION by Mr. Holt and seconded by Mr. Dean, with all in favor, authorizing Ms. Womack to enter into an additional contract with Extreme Land Clearing & Excavation, for additional watering events, as needed, at the same price, was approved.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of March 31, 2023**

**On MOTION by Mr. Dean and seconded by Mr. Self, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.**

**NINTH ORDER OF BUSINESS**

**Approval of April 3, 2023 Regular Meeting  
Minutes**

**On MOTION by Mr. Robinson and seconded by Mr. Balduf, with all in favor, the April 3, 2023 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. **Ecologist/Operations: Cypress Environmental of Bay County, LLC**
- B. **District Counsel: Burke Blue**
- C. **District Engineer: McNeil Carroll Engineering, Inc.**

There were no reports from Staff.

- 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 P.M. (Central Time)**
    - **QUORUM CHECK**

**ELEVENTH ORDER OF BUSINESS**

**Board Member Comments**

Regarding if any Seats expire this year. Ms. Sanchez stated three Seats are up for election in November 2024 and two in November 2026.

A Board Member commended Mr. Carroll on a great job answering questions about the road resurfacing project within the gate to the driving range.

Mr. Holt asked Ms. Allewelt to obtain permission from the HOA Board to e-blast advising contractors to avoid damaging the sod recently installed for the Phase 1 CDD roadway project.

Due to a security incident in the County, Mr. Dean thinks the HOA should consider deactivating all key fobs and have residents re-register. Ms. Allewelt stated she audits the access control list every six months. It was noted that St. Joe is considering one sticker that works for the Beach Club, Creek and Shark’s Tooth. Suggestions were made to increase the price of the stickers, cross reference stickers with vehicles and only deactivate unknown fobs.

**TWELFTH ORDER OF BUSINESS**

**Public Comment**

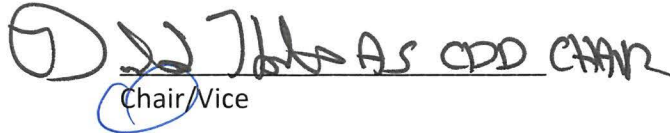
No members of the public spoke.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Holt and seconded by Mr. Self, with all in favor, the meeting adjourned at 3:12 p.m., Central Time.**

  
Secretary/Assistant Secretary

  
Chair/Vice