

**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 4, 2024 at 2:00 p.m. (Central Time), at First Baptist Church - Sunnyside, 21321 Panama City Beach Pkwy, Panama City Beach, FL 32413.

Present:

David Holt	Chair
David Dean	Vice Chair
Jerry Robinson	Assistant Secretary
Thomas Balduf	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Jamie Sanchez (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Mike Burke	District Counsel
Robert Carroll	District Engineer
Bethany Womack	Ecologist/District Operations Manager
Courtney Bolla	POA Manager

Residents present:

Tom Kerns	Jennifer Ross	Terry Olson	Ann Henry
Eddie Levick	Patti Undercoffer	Steven Undercoffer	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 2:00 p.m.

Supervisors Holt, Dean, Robinson and Balduf were present. Supervisor Self was absent.

Resident Eddie Levick lead a moment of thought in memory of Supervisor Frank Self.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Cerbone explained the protocols for public comments.

Resident Steven Undercoffer asked Ms. Womack if anything was written about the maintenance facility. Ms. Womack stated that she will address the St. Joe matter later in the meeting.

THIRD ORDER OF BUSINESS

Update: Gatehouse Report

Ms. Cerbone pointed out the latest entry in the Report.

A Board Member asked if anyone has details about the incident at the front gate and stated that the mail carrier voiced her opinion that she could have died, if the vehicle was not stopped. It was noted that no other information is available than that what was posted on Facebook.

FOURTH ORDER OF BUSINESS

District	Engineer:	Discussion/
Consideration/	Update	

A. Proposals for 4-Way Stop Signs and Stop Ahead Signs

Mr. Carroll stated that the cost, including thermal striping, is \$2,800, mostly due to mobilization fees. The Board decided to defer this while further evaluation is done to determine if it is needed in other areas.

FIFTH ORDER OF BUSINESS

District	Counsel:	Discussion/
Consideration/	Update	

A. Stormwater Facility Management Services Agreement (CDD approved, POA voted not to enter into Agreement.)

B. POA Maintenance Agreement (CDD approved, POA voted not to enter into Agreement.)

- **Landscape Standards**

As to Items 5A and 5B, Ms. Cerbone reiterated the POA Board’s response that it is not interested in entering into an Agreement with the CDD, which is noted in the agenda title. The Board agreed with Ms. Cerbone’s recommendation to remove these from future agendas. Mr. Holt asked POA President Steven Undercoffer to work together to reach a compromise.

C. Possible Land Swap with the POA for Gate Installation at Wild Heron Way and Pinfish

Ms. Womack recalled that this land swap with the POA was meant to resolve one of the first issues with St. Joe; this item should be removed from future agendas.

D. Discussion with Joe Brown Regarding Bridge and Cost Share

Mr. Burke stated that Mr. Brown asked him if the POA is going to respond. He thinks that Mr. Brown and Ms. Jenny Roberts are still discussing this matter; he does not expect Mr. Brown to answer until the CDD has an answer from the POA. Mr. Holt stressed to Mr. Burke that nothing is decided unless the CDD approves it and all parties need to be in agreement.

SIXTH ORDER OF BUSINESS

District	Ecologist:	Discussion/
Consideration/	Update	

A. Conservation Easement Swap Proposals

Ms. Womack distributed and presented the Surveyor’s proposal, which she deemed a reasonable price.

On MOTION by Mr. Dean and seconded by Mr. Robinson, with all in favor, the Buchanan & Harper Quote dated March 1, 2024 to prepare a sketch and a legal description of 23 parcels, in a not-to-exceed amount of \$3,700, was approved.

B. Conservation Easement Encroachments

Ms. Womack stated she provided Mr. Burke with materials to include in the notice to St. Joe. Mr. Burke stated that he discussed this during his conversation with Mr. Brown about the bridge and cost share. He expects a favorable response from St. Joe shortly; the response deadline is March 15, 2024.

C. Hog Program

Mr. Holt stated that he is working on a hog program implement presentation for the next meeting; the cost will be about \$3,000. Ms. Sanchez will email information about hog programs used in other CDDs to Mr. Holt and Ms. Womack.

D. Cogon Grass

Ms. Womack stated that she is seeking others vendors to do the treatment, as the original vendor is no longer available. She responded to questions regarding possible vendors, budget

and notification process for non-CDD areas. She explained the grass and how invasive it is. Ms. Womak will email a photograph and information about cogon grass to Ms. Bolla and Mr. Undercotter. The Board agreed to use Lake Doctors, with BrightView as the backup.

This item will be removed from future agendas.

SEVENTH ORDER OF BUSINESS

Consideration of New Leaf Service Proposals

• **March Point Lane Near Fenced in Equipment Area (\$800)**

Mr. Holt recalled deferring this item until the individual Board Members can inspect the area. He approved this project after Ms. Womack inspected and deemed the area a safety concern. The project was completed and is being presented for ratification, not consideration.

On MOTION by Mr. Balduf and seconded by Mr. Robinson, with all in favor, the New Leaf Tree Service Proposal to trim bushes and to cut down and dispose of one sand pine tree at March Point Lane near the fenced in equipment area, in a not-to-exceed amount of \$800, was ratified.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2024

On MOTION by Mr. Balduf and seconded by Mr. Holt, with all in favor, Unaudited Financial Statements as of January 31, 2024, were accepted.

NINTH ORDER OF BUSINESS

Approval of February 5, 2024 Regular Meeting Minutes

Lines 124 and 125 : Change "Robinson" to "Dean"

On MOTION by Mr. Holt and seconded by Mr. Robinson, with all in favor, the February 5, 2024 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

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

Ms. Womack stated she met Mr. Dean on site regarding a potential encroachment at the Marsh Rabbit house under construction for several years and confirmed that the encroachment is 30' into a buffer area. Architectural Review Board Member Mr. Dean noted the Architect's projected completion date is now October 2024, which is dependent on there being no other change requests and the ability to meet the completion date. The Board agreed with Ms. Womack sending a letter notifying the property owner of the encroachment, instead of District Counsel sending it. If the response is not favorable, the CDD can correct the issue and bill the property owner.

B. District Counsel: Burke Blue

There was nothing further to report.

C. District Engineer: McNeil Carroll Engineering, Inc.

There was no report.

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

Ms. Cerbone stated that a one-time payment to the church to conduct CDD meetings through August 2024 is underway. Mr. Dean stated that he expects a community guest room to be ready by September.

I. Form 1 Disclosure Filing for Calendar Year 2024

Ms. Cerbone advised the Board Members to expect an email from the Commission on Ethics about registering and filing the Form 1 electronically. This item will remain on the agenda while Staff confirms the deadline to complete the ethics training course and reporting it on Form 1. Mr. Burke will re-email the link to FSU Government & Institute's ethics training courses.

II. Meeting Location for Fiscal Year 2025

Ms. Cerbone presented photographs of meeting rooms at The Beachcomber Retreat and La Quinta Coastal Palms hotels; the fees are \$325 and \$525 per meeting, respectively. These are possible options if the amenity area is not available by September. Ms. Sanchez will research the capacity of each location.

This item will remain on the agenda.

III. NEXT MEETING DATE: April 1, 2024 at 2:00 PM (Central Time)

○ **QUORUM CHECK**

Mr. Robinson suggested holding a budget workshop after the regular meeting in April. Discussion ensued regarding the agenda items for the upcoming regular meeting and possibly cancelling the meeting.

Mr. Robinson asked if the CDD should proceed with the roadway resurfacing bid project this calendar year, either from 98 to the guard house or the bridge to the guard house. He suggests discussing this at the workshop and researching if it is possible to widen the lanes on both sides of the road and add a lane to resolve the traffic jam at the gatehouse.

Mr. Holt asked, and the Board agreed to Mr. Carroll providing a resolution at the next meeting.

On MOTION by Mr. Robinson and seconded by Mr. Balduf, with all in favor, changing the April 1, 2024 Regular Meeting date and time to April 2, 2024 at 11:00 a.m., Central Time, and adding a Fiscal Year 2025 Proposed Budget Workshop at 2:00 p.m., Central Time, at the Boat House, subject to availability, or the pool deck, , was approved.

ELEVENTH ORDER OF BUSINESS

Board Member Comments

There were no Board Member comments.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

▪ **Vacant Seat 5**

This item was an addition to the agenda.

Ms. Cerbone listed the Board’s options for filling vacant Seat 5, which expires November 2026.

Mr. Dean nominated and motioned to appoint Mr. Eddie Levick to fill Seat 5. No other nominations were made. The motion died due to a lack of a second.


The Board agreed with Ms. Sanchez emailing information to the POA about the vacant Board seat and for the POA to e-blast the information to the community and informing interested candidates to submit resumes for the next meeting.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Robinson and seconded by Mr. Holt, with all in favor, the meeting adjourned at 3:22 p.m., Central Time.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair