

**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT  
DISTRICT**

**March 5, 2025**

**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

[www.lakepowellcdd.net](http://www.lakepowellcdd.net)

February 26, 2025

Board of Supervisors

Lake Powell Residential Golf Community Development District

**ATTENDEES:**

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

**NOTE: Meeting Room**

Dear Board Members:

The Board of Supervisors of the Lake Powell Residential Golf Community Development District will hold a Regular Meeting on March 5, 2025 at 2:00 p.m. (Central Time), at the Laguna Beach Christian Retreat, 20016 Front Beach Road (Classroom #3), 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. Discussion: Visual Inspection Report on Stormwater Pipes
  - B. Proposal for Stormwater Drainage Vacuuming
  - C. Traffic Consultant Study Update
4. District Counsel: Discussion/Update/Ratification
  - A. Update: Waterway Signage (No Wake, Speeding)
  - B. Discussion: Impact Fees
  - C. Update: Purchase of Trash Pumps to Protect "CDD Owned Property" (Indemnification)
5. District Ecologist: Discussion/Consideration/Update
  - A. Update: Conservation Easement Swap - Survey & Legal Status
    - I. Walking Trails
  - B. Update: DEP Violation (1501 Sweetbay Trail/CDD Tree Damage)
  - C. Update: Firewise Protocol
  - D. FPL Line/Tree Trimming and Other Applicable Fire Wise Protocol

- 6. Discussion Items
  - Speeding on WHW
    - Determine New Location for Radar Sign/Approval of Addition of Two (2) Signs
- 7. Authorization of RFP for Disaster Debris Removal and Disposal Services; Approval of Evaluation Criteria and Schedule
- 8. Authorization of RFP for Disaster Debris Monitoring and Reimbursement Management Services; Approval of Evaluation Criteria and Schedule
- 9. Discussion/Consideration: Refinancing of 2012 Series Bonds
- 10. Ratification of C.W. Roberts Contracting, Inc. Agreement for Road Resurfacing
- 11. Acceptance of Unaudited Financial Statements as of January 31, 2025
- 12. Approval of February 5, 2025 Regular Meeting Minutes
- 13. 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: April 2, 2025 at 2:00 PM Central Time [Naomi's Kitchen]

○ QUORUM CHECK

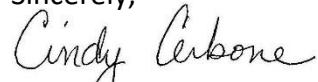
SEAT 1	DAVID HOLT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	DAVID DEAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	THOMAS BALDUF	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JOEL STEPHENS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	KEN BLACK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 14. Board Member Comments
  - Wildlife Signage on Wild Heron Way
- 15. Public Comment

16. Adjournment

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

Sincerely,



Cindy Cerbone  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094  
PARTICIPANT PASSCODE: 801 901 3513**

**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

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Lake Powell Residential Golf Community Development District  
RFP for Disaster Debris Removal and Disposal Services

Evaluation Criteria

Contractors will be evaluated by the District’s Board upon review and recommendation by the evaluation committee and scored against weighted criterion. Contractors will be evaluated on their past project experience, assigned project personnel, their demonstrated understanding of the scope of services, references, and the costs associated with their proposed effort. The table below provides factors for each of the scoring criteria:

<b>Criteria</b>	<b>Weight</b>
Firm Qualifications and References	25
Past Project Experience	15
Key Personnel	15
Project Understanding and Approach	30
Cost Proposal	15
<b>TOTAL</b>	<b>100</b>

**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

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Lake Powell Residential Golf Community Development District  
RFP for Disaster Debris Monitoring and Reimbursement Management  
Services

Evaluation Criteria

Contractors will be evaluated by the District’s governing board and scored against weighted criterion. Contractors will be evaluated on their past project experience, assigned project personnel, their demonstrated understanding of the project scope of services to include providing an ADMS, references, and the costs associated with their proposed effort. The table below provides factors for each of the scoring criteria:

<b>Criteria</b>	<b>Weight</b>
Firm Qualifications and References	25
Past Project Experience	15
Key Personnel	10
Project Understanding and Approach	20
ADMS	15
Cost Proposal	15
<b>TOTAL</b>	<b>100</b>

**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION  
ITEMS**

**SECTION 5.0 AGREEMENT**

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between Lake Powell Residential Golf Community Development District, hereinafter called "DISTRICT" and C.W. Roberts Contracting, Inc., doing business as a \_\_\_\_\_ corporation \_\_\_\_\_, (an individual, a partnership, or a corporation), hereinafter called "CONTRACTOR". WITNESSETH: That for and in consideration of the payments and agreements herein after mentioned:

1. The CONTRACTOR will commence and complete the construction of:

**Lake Powell Residential Golf Community Development District Road Resurfacing**

2. The CONTRACTOR will furnish all of the materials, supplies, tools, equipment, labor, and other services necessary for the construction and completion of the PROJECT described herein.

3. The CONTRACTOR will commence the work required by the CONTRACT DOCUMENTS within 10 calendar days after the date of the NOTICE TO PROCEED and will complete the same within **180** days unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS.

4. The CONTRACTOR agrees to perform all of the work described in the CONTRACT DOCUMENTS and comply with the terms therein for the sum of Four hundred sixty three thousand nine hundred fifty six dollars and sixty two cents Dollars (\$463,956.62) as shown in the BID SCHEDULE.

5. The term "CONTRACT DOCUMENTS" means and includes the following:

- (A) PROJECT OVERVIEW
- (B) INSTRUCTION TO BIDDERS
- (C) INVITATION TO BID AND BIDDER'S RESPONSE
- (D) BID BOND
- (E) AGREEMENT
- (F) PERFORMANCE BOND
- (G) NOTICE OF AWARD
- (H) NOTICE TO PROCEED
- (I) GENERAL CONDITIONS
- (J) DRAWINGS AND SPECIFICATIONS - *Not Applicable*
- (K) ADDITIONAL SPECIFICATIONS – *Not Applicable*
- (L) ATTACHMENTS
  - VENDOR REGISTRATION FORM
  - W-9 FORM

- LOCATION MAP
- APPLICATION FOR PAYMENT
- CHANGE ORDER REQUEST
- CERTIFICATE OF SUBSTANTIAL COMPLETION

(M) ADDENDA

No. 1, dated September 30, 2024.  
 No. \_\_\_\_\_, dated \_\_\_\_\_, 20\_\_\_\_.  
 No. \_\_\_\_\_, dated \_\_\_\_\_, 20\_\_\_\_.  
 No. \_\_\_\_\_, dated \_\_\_\_\_, 20\_\_\_\_.

6. The DISTRICT will pay to the CONTRACTOR in the manner and at such times as set forth in the General Conditions such amounts as required by the CONTRACT DOCUMENTS.

7. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed or caused to be executed by their duly authorized officials, this Agreement which shall be deemed an original on the date first written above.

CONTRACTOR

DISTRICT

C.W. ROBERTS CONTRACTING, INC.

LAKE POWELL RESIDENTIAL GOLF  
 COMMUNITY DEVELOPMENT DISTRICT

By: Jeremy Powell

By: David L. Holt AS  
 CDD CHAIRMAN

Print Name: Jeremy Powell

Print Name: DAVID L. HOLT

Print Title: Area Manager

Print Title: CDD BOARD  
 SUPERVISOR

Date: February 25, 2025

Date: 02/25/2025

<b>SECTION 2</b>				
<b>HWY 98 TO WILD HERON GUARD HOUSE</b>				
Description	Unit	Quantity	Unit Price	Total
Mobilization	LS	1	\$35,150.00	\$35,150.00
MOT	LS	1	\$23,600.00	\$23,600.00
Milling 1.5" Average Depth	SY	9,300	\$4.42	\$41,106.00
Crack Sealing	LF	9,536	\$1.12	\$10,680.32
Shoulder Drop Off	LS	1	\$7,800.00	\$7,800.00
Final Dress & Sod – One Strip on EOP	SY	3,702	\$5.65	\$20,916.30
Prime	SY	22,900	\$0.65	\$14,885.00
Asphalt 1.5" SP 12.5	SY	22,900	\$11.05	\$253,045.00
Base Course (6" crushed concrete)	SY	180	\$45.00	\$8,100.00
Striping	LS	1	\$39,330.00	\$39,330.00
RPM'S	LS	1	\$2,580.00	\$2,580.00
Testing (Geotech report confirming thickness)	LS	1	\$6,764.00	\$6,764.00
<b>TOTAL 2024 RESURFACING – SECTION 1</b>				<b>\$463,956.62</b>

By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to his own organization, that this BID has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this BID with any other BIDDER or with any competitor.

No WORK shall commence until a NOTICE TO PROCEED has been issued. BIDDER hereby agrees to commence WORK under this contract on or before a date to be specified in the NOTICE TO PROCEED and to fully complete the PROJECT within 180 consecutive calendar days thereafter. BIDDER further agrees to pay as liquidated damages, the sum of \$ 300.00 for each consecutive calendar day thereafter as provided in Section 15 of the General Conditions.

BIDDER acknowledges receipt of the following ADDENDUM:

September 30, 2024 - Email

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\*Insert "a corporation", "a partnership", or "an individual" as applicable.

NOTES

**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2025**

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JANUARY 31, 2025**

	General Fund	Debt Service Fund Series 2012	Total Funds
<b>ASSETS</b>			
Operating accounts			
BB&T	\$ 155,207	\$ -	\$ 155,207
Wells Fargo - operating 9486	46,820	-	46,820
Wells Fargo - operating 2941	1,072,154	-	1,072,154
Centennial Bank	261,262	-	261,262
FineMark			
Designated - stormwater compliance	127,064	-	127,064
Undesignated	122,816	-	122,816
FineMark - ICS	377,032	-	377,032
Investments			
Revenue	-	437,681	437,681
Reserve	-	219,431	219,431
Due from governmental funds			
General fund	-	35,706	35,706
Due from other	605	-	605
Deposits	2,445	-	2,445
Total assets	<u>\$ 2,165,405</u>	<u>\$ 692,818</u>	<u>\$ 2,858,223</u>
<b>LIABILITIES &amp; FUND BALANCES</b>			
Liabilities:			
Due to governmental funds			
General fund	1,063	-	1,063
Debt service	35,706	-	35,706
Total liabilities	<u>36,769</u>	<u>-</u>	<u>36,769</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unearned revenue	-	1,674	1,674
Total deferred inflows of resources	<u>-</u>	<u>1,674</u>	<u>1,674</u>
Fund balances:			
Committed			
Disaster	150,000	-	150,000
Restricted for:			
Debt service	-	691,144	691,144
Assigned to:			
3 months working capital	221,899	-	221,899
Unassigned	1,756,737	-	1,756,737
Total fund balances	<u>2,128,636</u>	<u>691,144</u>	<u>2,819,780</u>
Total liabilities and fund balances	<u>\$ 2,165,405</u>	<u>\$ 692,818</u>	<u>\$ 2,858,223</u>

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

\*This receivable relates to the Revenue Certificate agreement with the City of Panama City Beach which sunsets



**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 57,111	\$ 490,805	\$ 664,917	74%
Interest & miscellaneous	2,270	9,375	1,000	938%
Total revenues	<u>59,381</u>	<u>500,180</u>	<u>665,917</u>	75%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	-	2,368	9,689	24%
Management	2,596	10,384	31,153	33%
Accounting	918	3,671	11,012	33%
Assessment roll prep	1,209	4,837	14,510	33%
Audit	-	-	7,800	0%
Legal	-	1,080	12,000	9%
Engineering	-	-	13,280	0%
Postage	38	492	1,775	28%
Telephone	87	350	1,050	33%
Meeting room rental	450	450	4,500	10%
Website maintenance	-	-	750	0%
ADA website compliance	-	-	210	0%
Insurance	-	8,481	8,542	99%
Printing and binding	125	500	1,500	33%
Legal advertising	-	151	2,500	6%
Other current charges	117	468	1,200	39%
Office supplies	-	-	500	0%
Special district annual fee	-	-	175	0%
Trustee	-	-	7,431	0%
Arbitrage	-	-	1,200	0%
Dissemination agent	83	333	1,000	33%
Total administrative	<u>5,623</u>	<u>33,565</u>	<u>131,777</u>	25%
<b>Security</b>				
Security management services	12,262	64,462	244,608	26%
Total security	<u>12,262</u>	<u>64,462</u>	<u>244,608</u>	26%

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>EXPENDITURES(continued)</b>				
<b>Field Operations</b>				
<b>Lake wetland &amp; upland monitoring</b>				
Mitigation and monitoring				
Prescribed fires and gyro mulching	-	1,600	46,050	3%
Ecologist	-	11,010	57,980	19%
Upland Mitigation Area Maintenance	-	1,912	-	N/A
Total lake wetland & upland monitoring	<u>-</u>	<u>14,522</u>	<u>104,030</u>	14%
<b>Roadway services</b>				
Bridge repairs and maintenance	43,650	43,650	50,000	87%
Roadway repairs and maintenance	2,850	2,850	50,000	6%
Roadway resurfacing 98 to guard house	-	-	700,000	0%
Road restriping, painting, other projects	-	1,530	30,000	5%
Total roadway services	<u>46,500</u>	<u>48,030</u>	<u>830,000</u>	6%
<b>Stormwater management</b>				
Operations	-	-	17,250	0%
Pond aeration	311	1,251	5,000	25%
Electricity - lift stations	-	-	900	0%
Stormwater system repairs	-	5,500	18,000	31%
Total stormwater management	<u>311</u>	<u>6,751</u>	<u>41,150</u>	16%
<b>Other charges</b>				
Feral swine removal	-	-	500	0%
Tax collector	1,142	9,816	13,852	71%
Total other charges	<u>1,142</u>	<u>9,816</u>	<u>14,352</u>	68%
Total expenditures	<u>65,838</u>	<u>177,146</u>	<u>1,365,917</u>	13%
Excess/(deficiency) of revenues over/(under) expenditures	(6,457)	323,034	(700,000)	
Fund balances - beginning	<u>2,135,093</u>	<u>1,805,602</u>	<u>1,515,887</u>	
Fund balances - ending				
Committed				
Disaster	250,000	250,000	250,000	
District bridge projects	25,000	25,000	25,000	
Road projects	100,000	100,000	100,000	
Storm system upgrades	50,000	50,000	50,000	
Assigned				
3 months working capital	347,886	347,886	347,886	
Unassigned	1,355,750	1,355,750	43,001	
Fund balances - ending	<u>\$2,128,636</u>	<u>\$2,128,636</u>	<u>\$ 815,887</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 JANUARY 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ 36,435	\$ 313,121	\$ 425,394	74%
Special assessment - direct bill	-	-	1,675	0%
Interest	1,534	8,170	-	N/A
Total revenues	<u>37,969</u>	<u>321,291</u>	<u>427,069</u>	75%
<b>Debt service</b>				
Principal	-	240,000	245,000	98%
Interest	-	71,875	137,281	52%
Total debt service	<u>-</u>	<u>311,875</u>	<u>382,281</u>	82%
<b>Other charges</b>				
Tax collector	<u>728</u>	<u>6,262</u>	<u>8,862</u>	71%
Total other charges	<u>728</u>	<u>6,262</u>	<u>8,862</u>	71%
Total expenditures	<u>728</u>	<u>318,137</u>	<u>391,143</u>	81%
Excess/(deficiency) of revenues over/(under) expenditures	37,241	3,154	35,926	
Fund balance - beginning	<u>653,903</u>	<u>687,990</u>	<u>665,500</u>	
Fund balance - ending	<u>\$ 691,144</u>	<u>\$ 691,144</u>	<u>\$ 701,426</u>	

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

Date	Principal	Interest Rate	Interest	Total Principal & Interest
11/01/2024	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
<b>Total</b>	<b>\$ 2,595,000.00</b>		<b>\$ 672,318.75</b>	<b>\$ 3,267,318.75</b>

**LAKE POWELL RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT  
RECONCILIATION OF STORMWATER COMPLIANCE MONIES  
JANUARY 31, 2025**

<b>Beginning balance</b>		\$ 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**

**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 February 5, 2025 at 10:00 a.m. (Central Time), at the Laguna Beach Christian Retreat, 20016 Front Beach Road (Naomi’s Kitchen), Panama City Beach, Florida 32413.

**Present:**

David Holt	Chair
David Dean	Vice Chair
Thomas Balduf	Assistant Secretary
Joel Stephens (via telephone)	Assistant Secretary
Kenneth Black	Assistant Secretary

**Also present:**

Cindy Cerbone	District Manager
Craig Wrathell	Wrathell, Hunt and Associates, LLC (WHA)
Chris Conti	Wrathell, Hunt and Associates, LLC (WHA)
Mike Burke	District Counsel
Robert Carroll	District Engineer
Bethany Womack	Ecologist/District Operations Manager
Courtney Bolla	POA Community Association Manager

**Residents present:**

Ben Bollinger	David Fleet	Rebecca Ferris	Sherri Mallory
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**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:05 a.m. Supervisors Holt, Dean, Balduf and Black were present. Supervisor Stephens attended via telephone.

Ms. Cerbone recalled discussions over last 12 to 18 months about St. Joe and the adjacent golf course being constructed outside of CDD boundaries, the impact on the CDD and whether that impact could “count” toward existing CDD assessments. At the time, Mr. Carroll and Mr. Burke, working with St. Joe Attorney Joe Brown, considered whether there is enough related to the adjacent golf course for the CDD to begin reconsidering assessments. At that time, it was determined that there was no information.

42 Ms. Cerbone recalled recent conversations with the Board and members of the public  
43 about the adjacent golf course and the impact it could have, disregarding the adjacent golf course  
44 and considering only the golf course within the CDD boundaries. The Board and Staff were tasked  
45 with considering what options exist regarding how the assessments are structured.

46 Ms. Cerbone stated Mr. Wrathell will give a presentation explaining Operation &  
47 Maintenance (O&M) Assessments, in general. Then, he will review specifics related to this CDD.  
48 He will discuss catalysts that could drive changes to CDD assessments, regardless of whether the  
49 assessments have been in place for one or two years or for over a decade. Then, with the help of  
50 Mr. Carroll and Mr. Burke, ideas and options for the Board to consider will be discussed.

51 Ms. Cerbone stated ample opportunity will be given for Board discussion with Staff and  
52 public comments will be welcomed for many items. The public comment three-minute limit will  
53 be extended. Every email and/or hand-delivered document she received directly or through a  
54 Board Member was provided to Mr. Wrathell for his review. She encouraged everyone to  
55 continue directing messages to her. The messages are read and shared with the professionals  
56 with whom she works for their consideration and input.

57

## 58 **SECOND ORDER OF BUSINESS**

### **Public Comments**

59

60 A resident expressed concern about overgrown conditions at 1101 Sawgrass Court  
61 Building 1 and asked that the property be reevaluated for cutting, in light of fire concerns. It was  
62 noted that this will be discussed during the Twelfth Order of Business.

63

## 64 **THIRD ORDER OF BUSINESS**

### **Background on O&M Assessments**

65

66 Mr. Wrathell stated Wrathell, Hunt and Associates, LLC (WHA) has been the CDD's District  
67 Management firm for over 18 years. He indicated it is not uncommon for assessments to be  
68 revisited in the years following bond issuance and noted that some conditions must be met when  
69 going back before a judge, as was done when the bonds were initially validated in Circuit Court.

70 Mr. Wrathell discussed the Assessment Methodology, legal tests and the following  
71 verbiage samples included in the agenda:

#### 72 • **Lienability Test: Special and Peculiar Benefit to the Property**

73 The Methodology must demonstrate that any assessment levied and charged to a  
74 property owner provides a benefit equal to or greater than the assessment levy. Assessments



75 cannot unduly assess one class of property owners over another. Obviously, without the  
76 infrastructure in place and without the operation and maintenance of that infrastructure, this  
77 community would not be possible.

- 78 • **Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay**
- 79     ○ **Sample Lienability Test Verbiage: Final Supplemental Special Assessment**
- 80         **Methodology Report (related to bond refinancing - see section 5.3)**
- 81     ○ **Catalysts that Could Substantiate Revisiting Existing O & M Assessments**

82 Mr. Wrathell presented the Assessment Methodology verbiage and discussed methods  
83 of apportionment, including on a front footage basis or on a per unit basis. He noted that  
84 assessments are not renegotiated and it would be necessary to demonstrate a rationale for  
85 reevaluating assessments. The differences between general benefits available to the public and  
86 special and peculiar benefits available to property owners, were discussed.

87 Mr. Wrathell believes the golf course assessment was in place before WHA’s engagement  
88 as District Manager. He stated, while assessments cannot be levied on non-CDD property, the  
89 adjacent construction of an additional 18-hole golf course could be a catalyst for reevaluation of  
90 assessments, given the impact on CDD rights-of-way (ROWs) and infrastructure.

91 Mr. Dean stated, when the initial assessment was levied in 2001, the golf course was not  
92 yet constructed. He thinks reevaluating assessments is justified for that reason alone and more  
93 so due to the additional golf course construction.

94 Mr. Wrathell stated the District Engineer will assist with the process if the Board chooses  
95 to proceed. Assessment public hearings must be conducted, preferably in conjunction with  
96 budget processes. Ms. Cerbone stated that Mr. Carroll is aware of the process and timeframes;  
97 a proposed Fiscal Year 2026 budget must be presented by June 15, 2025. As the other items  
98 related to O&M assessments proceed, Mr. Carroll will discuss his Traffic Concurrency Report and  
99 conducting a Traffic Study will be discussed.

100

101 **FOURTH ORDER OF BUSINESS**

**Current O&M Assessment Imposed by Lake  
Powell CDD**

- 102
- 103
- 104 • **Board Discussion**
- 105 • **Public Comment**

106 Ms. Cerbone stated that, regardless of the type of residential property owned, all  
107 residential property owners pay the same O&M assessment and St. Joe pays 7.4 times the  
108 amount that a residential property owner pays. That baseline amount is what the Board will  
109 consider changing. It is unknown how the 7.4 amount was established; WHA did not establish the  
110 amount and it is unknown how this amount was determined, as the information was not in the  
111 CDD's records. She thanked members of the public for contacting the former management firm,  
112 which had no information regarding the method of calculating the rate, and stated that, as the  
113 rationale is not known, the Board must accept the amount as fact without knowing the rationale.

114 A resident stated she attended a meeting at which it was claimed that the assessment  
115 level was set to be the same as the assessment for the bonds, based on Equivalent Residential  
116 Units (ERUs). It was noted that the Clubhouse and the parking lot were not yet constructed at  
117 that time. Mr. Wrathell stated that methodologies are validated in circuit court; when O&M  
118 assessments emulate the debt assessment it can be more difficult to challenge. Ms. Cerbone  
119 found it interesting that properties of varying lot sizes and types received the same assessment.

120 Mr. Dean feels that, while nobody is placing blame, the consensus is that the Board should  
121 proceed and reassess the 7.4 figure.

122 Ms. Cerbone noted that, while the adjacent golf course cannot be assessed, it is causing  
123 increased usage of CDD improvements because of the access to Shark's Tooth, which maintains  
124 the amenity area, golf clubhouse and Pro Shop, etc.

125

## 126 FIFTH ORDER OF BUSINESS

### Potential Catalysts for Revisiting the Methodology of Levying O&M Assessments in Lake Powell CDD

129

- 130 • **Newly Developed 18 Hole Golf Course Located Outside and Adjacent to the Lake Powell  
131 CDD Boundary; Utilizing CDD Infrastructure**

132 This item was discussed in conjunction with the Third Order of Business.

133 Ms. Cerbone noted the need to consider whether the golf course constructed many years  
134 ago is, in addition to the newly constructed 18-hole golf course, also a catalyst. She noted that  
135 concurrent traffic studies could result in cost savings.

- 136 • **Board Discussion**

137 Discussion ensued regarding collecting data, increased traffic and the dramatic increase  
138 in St. Joe members from several years ago. CDD infrastructure that supports the golf course, the

139 traffic impact of golf and basketball tournaments and damage to irrigation due to truck traffic  
140 pulling off the road, were discussed.

141 A Board Member noted that facts must be verified; the clubhouse is smaller, since a dining  
142 room was converted into a Pro Shop. He estimated that the number of members is 3,200. He  
143 thinks future plans should be considered as another project related to the new golf course, which  
144 is the addition of a back entrance, could benefit every homeowner by adding an emergency exit.

145 Discussion ensued regarding tee time volume, use of trip counters for accuracy, etc.

146 Mr. Wrathell discussed the need for District Engineer input, incorporating seasonal  
147 fluctuations and compiling deliberate, accurate data.

148 Discussion ensued regarding including traffic without tee times, such as related to retail,  
149 tennis, restrooms and maintenance use. Placement of trip counters was discussed.

150 • **Public Comment**

151 A resident suggested potential catalysts in the last 20 years might include St. Joe adding  
152 sidewalks, new buildings, paving parking lots, adding tennis courts, tennis tournaments, more  
153 employees and a significant increase in large and very heavy vehicles. She noted that Wild Heron  
154 Way was used as a hauling ground for golf course construction.

155 Mr. Burke stated that he will only advise pursuing defensible catalysts; he feels that the  
156 additional 18 holes are the reason to move forward.

157 Discussion ensued regarding equating budget expense items to trips.

158 Ms. Cerbone noted that the CDD contracted with the POA for maintenance of CDD  
159 improvements. It was noted that the expense should be brought back to the CDD because there  
160 was no way for the POA to assess St. Joe via POA fees. In addition to examples from the Fiscal  
161 Year 2025 budget, items contracted to the POA that should be pulled back to the CDD budget  
162 should be considered to get the full benefit of the reassessment.

163 A resident voiced his understanding that the Gaynor property had a carveout and asked  
164 which other developed properties are included in the CDD boundaries. Mr. Wrathell stated that  
165 is a good question; while the external 18-hole golf course is outside the CDD boundaries, its base  
166 of operation is Shark's Tooth, which allows the CDD to levy the assessment.

167 Discussion ensued regarding the property on Wild Heron Way that is outside CDD  
168 boundaries and the rule that provides for a one-time impact fee despite the exclusion in the  
169 Agreement with the original Developer.

170 A Board Member voiced their opinion that the main catalyst is St. Joe's August 2007  
171 purchase of all the golf course land and, shortly thereafter, changing the golf course to semi-  
172 public use and adding many members. The nature of the original assessment was changed from  
173 485 members, all residents with property owned in the CDD; in 2008 the use was changed to  
174 include a commercial operation. He thinks that, ever since then, St. Joe has not paid its fair share  
175 for the benefit it receives from the CDD.

176 Discussion ensued about stormwater management, the possibility that St. Joe has been  
177 underassessed for many years and focusing on obvious expenses, such as roads and security.

178 Ms. Womack stated the golf course manages its own stormwater system and ponds. The  
179 CDD stormwater ponds throughout subdivisions treat runoff from homes and roadways.

180 Resident Ben Bollinger supports the CDD having the necessary research done.

181

## 182 SIXTH ORDER OF BUSINESS

### Potential Tool to Begin an Empirical Analysis to Evaluate Golf Course Impact on Lake Powell CDD Infrastructure (36 holes of golf versus original 18 holes)

186

187 Mr. Wrathell stated Mr. Carroll's report is a starting point for determining what  
188 percentage of trips are from single-family residential homes, multi-family residential homes, the  
189 existing 18-hole golf course and the additional 18-hole golf course; destinations including the  
190 other amenities will be documented. He discussed the purpose of the trip analysis, how the data  
191 can affect the Methodology and the need to integrate it with the Traffic Study.

192 • **Traffic Concurrency Evaluation (attached as backup)**

193 • **Traffic Study (yet to be prepared)**

194 Mr. Carroll presented the Traffic Concurrency Evaluation and discussed the key factors  
195 considered to generate a snapshot of traffic flow.

196 ○ **Board Discussion**

197 ○ **Public Comment**

198 Discussion ensued regarding placement of hoses and measurements to be taken.

199 Mr. Carroll stated that additional locations can be added, at a cost of approximately  
200 \$1,200 each. It was suggested that hoses be placed at the entrance and exit at the guardhouse,  
201 at the entrance to the clubhouse and past Pinfish going into the maintenance shed. It was noted  
202 that golf cart traffic has access to a golf cart path parallel to the road.

203 Mr. Wrathell stated that reevaluations and adjustments will be required in the future; for  
204 example, if St. Joe builds the back road in two years and traffic is alleviated.

205

## 206 SEVENTH ORDER OF BUSINESS

### Potential Next Steps

207

#### 208 • **Traffic Study by Traffic Consultant**

209 Discussion ensued regarding additional sources of traffic data, reliance on the traffic  
210 consultant, placement of hoses and the timing of the traffic study.

211 Ms. Womack noted that the St. Joe golf course currently operates at limited capacity.

212 Discussion ensued regarding costs.

#### 213 ○ **District Engineer's Report**

214 Mr. Carroll estimated the cost of data collection for the Traffic Study consultant at  
215 approximately \$5,000; he estimated that Engineering fees would not exceed \$2,500.

#### 216 ○ **O&M Assessment Methodology**

217 Mr. Wrathell estimated the cost of the Methodology in an amount not to exceed \$5,000.

218 Discussion ensued regarding traffic counts, timing of the traffic study and costs and  
219 timeframes for the associated reports.

#### 220 ➤ **FY25 Adopted Budget**

221 It was noted that the repaving project will be complete and will not be included in the  
222 Fiscal Year 2026 budget. Ms. Cerbone stated that assessments will not decrease next year  
223 because fund balance was used for the repaving project; she noted that the proposed Fiscal Year  
224 2026 budget will be presented in June 2025.

#### 225 • **Board Discussion**

#### 226 • **Public Comment**

227 Discussion ensued regarding potential traffic analysis impacts when the golf course is  
228 operating at maximum capacity.

229

## 230 EIGHTH ORDER OF BUSINESS

### Board Direction and Approval, as applicable

231

232 Mr. Stephens expressed support for gathering the most accurate facts possible and  
233 believes that the two courses will not be full at the same time.

234 Ms. Cerbone worded the motion, noting that, if an opportunity exists to present a budget  
235 with increased assessments, it will be presented. If not, the matter will be discussed at a publicly  
236 noticed meeting as soon as feedback is available.

237

238 **On MOTION by Mr. Dean and seconded by Mr. Black, with all in favor, scheduling**  
239 **a March 2025 Traffic Study, in an amount not to exceed \$7,500; and with the**  
240 **information to be reviewed by the District Engineer, who will prepare a Report**  
241 **as applicable based on the data, in an amount not to exceed \$2,500; and with**  
242 **that Report to be submitted to the District Manager for preparation of an O&M**  
243 **Methodology Report, in an amount not to exceed \$5,000; and scheduling a**  
244 **Traffic Study in Fiscal Year 2026, likely in October, in an amount not to exceed**  
245 **\$7,500; and with the information to be reviewed by the District Engineer, who**  
246 **will prepare a Report as applicable based on the data, in an amount not to**  
247 **exceed \$2,500; with that Report to be submitted to the District Manager for**  
248 **potential preparation of an updated O&M Methodology Report, at no additional**  
249 **charge to the CDD, were approved.**

250

251

252 The meeting recessed at 12:08 p.m., and reconvened at 12:18 p.m.

253 ▪ **District Counsel: Discussion/Update/ Ratification**

254 This item, previously the Eleventh Order of Business, was presented out of order.

255 A. **Discussion with Joe Brown Regarding Bridge and Cost Share**

256 Mr. Burke voiced his opinion that this item can be removed from the agenda until the  
257 data is available and a new assessment can be negotiated.

258 B. **Discussion: Waterway Signage (No Wake, Speeding)**

259 This item was deferred to the next meeting.

260 C. **Ratification of CDD/POA Lease Agreement POA for Renovation of Pool Area**

261 Mr. Burke presented the CDD/POA Lease Agreement previously executed by the Chair.

262

263 **On MOTION by Mr. Dean and seconded by Mr. Balduf, with all in favor, the**  
264 **CDD/POA Lease Agreement for Renovations, was ratified.**

265

266

267

Mr. Burke left the meeting.

268

269 **NINTH ORDER OF BUSINESS**

**Update: Gatehouse Report**

270

271 POA Community Association Manager Courtney Bolla provided and presented the  
 272 Gatehouse Report. She stated she agreed to provide one-on-one training with Vicky and all the  
 273 guards, once per week, typically on Fridays. Passes are being reviewed and corrected so that  
 274 guards will know what has been written incorrectly. Each guard has reviewed and signed off to  
 275 indicate that they understand the Post Orders. Operations are running more smoothly and no  
 276 incident reports have been received since January 9, 2025. She provided bullet points related to  
 277 training items discussed, matters resolved and documentation provided to guards to help them  
 278 perform their job. Weekly reports are provided to the POA.

279 A Board Member reported that a neighbor had a Culligan Water system installed and a  
 280 flyer was placed on the door. He asked Ms. Bolla to speak with Culligan.

281 A Board Member asked how many residents use the QR codes. Ms. Bolla stated she does  
 282 not have an exact number but usage is increasing. A resident vendor program will be introduced  
 283 soon; it will be a more secure method.

284 Mr. Dean asked how a Club Member refusing to take a pass is handled. Ms. Bolla stated  
 285 that happened in January; most of the January incidents were Club Members. Guards are advised  
 286 to allow the member in and record the vehicle make, model and license plate.

287

288 **TENTH ORDER OF BUSINESS**

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

289

290

291 **A. Discussion: Visual Inspection Report on Stormwater Pipes**

292 Mr. Carroll stated that the inspection is nearly complete.

293 **B. Proposal for Stormwater Drainage Vacuuming**

294 Mr. Carroll stated the final report is being prepared; when that is received, the proposal  
295 will be presented.

296 **C. Status of RFP Award of Contract Execution for Road Resurfacing**

297 A Board Member asked why the CDD is paving from 98 to the guardhouse. It was noted  
298 that, as of today, the CDD owns that section, which needs to be milled and replaced.

299 Mr. Carroll stated that the contract includes bringing all the drop off areas up to grade.

300

301 **ELEVENTH ORDER OF BUSINESS**

**District Counsel: Discussion/Update/  
Ratification**

302

303

304 **A. Discussion with Joe Brown Regarding Bridge and Cost Share**

305 **B. Discussion: Waterway Signage (No Wake, Speeding)**

306 **C. Ratification of CDD/POA Lease Agreement POA for Renovation of Pool Area**

307 This item was presented following the Eighth Order of Business.

308

309 **TWELFTH ORDER OF BUSINESS**

**District Ecologist: Discussion/  
Consideration/ Update**

310

311

312 **A. Update: Conservation Easement Swap – Survey & Legal Status**

313 Ms. Womack stated she is waiting on final POA approval for the areas to be swapped.

314 After approval was received from Ms. Bolla, Andy asked for it to be sent to him again for review,

315 so she needs clarification on the matter.

316 Ms. Bolla stated the POA voted to accept the CDD land lease as submitted.

317 Ms. Womack will talk to the surveyor. He will remove those areas to be removed and it

318 will be sent to the Department of Environmental Protection (DEP).

319 This item will remain on the agenda.

320 **I. Walking Trails**

321 Ms. Womack stated the walking trails are all clear.

322 A Board Member stated he observed undeveloped walking trails on the plans.

323 Ms. Cerbone stated, if the CDD wants to develop walking trails, funds must be budgeted.

324 Discussion ensued regarding a sliver of land. Ms. Cerbone suggested the Board Members

325 look at the area and provide direction at the next meeting.

326 This item will be included on the next agenda.

327 **B. Update: Aerator Status/FPL Communication**

328 Ms. Womack stated the aerators on Jim Lake Trail and Marsh Rabbit Run are operational

329 as of January 30, 2025. They were connected to two new meters with existing CDD accounts. This

330 item will be removed from the agenda.

331 Ms. Womack stated the first quarter monitoring report was received; the ponds all looked

332 good. The cold weather killed some Torpedo grass and no treatments are required at this time.

333 The pond at the end of Salamander has improved but it has some green discoloration due to

334 algae related to fertilizer runoff.

335 **C. Update: DEP Violation (1501 Sweetbay Trail/CDD Tree Damage)**



336 The DEP process is still ongoing; no enforcement updates were provided. Some  
337 encroachment into CDD areas was noted.

338 **D. Update: Legal Letter Re: Parking on CDD Roadway (1501 Sweetbay Trail)**

339 It was noted that the residents are no longer parking on the roadway on a regular basis.  
340 This item will be removed from the agenda.

341 **E. Update: Firewise Protocol**

342 Ms. Womack stated that cutting Firewise areas and the CDD mitigation areas will start at  
343 the beginning of March. Ms. Cerbone asked if that includes the area discussed by Ms. Mallory  
344 earlier in the meeting. Ms. Womack stated that she does not believe so. She discussed the area,  
345 which is all condo property.

346 A Board Member stated the area condo owners have surveyed the area and they know  
347 that the property is their responsibility. Ms. Womack will inspect the area to ensure that it is  
348 Condo Association property. A resident stated that PVC posts were installed so that residents will  
349 know how far down to cut. Ms. Cerbone stated that the area is not CDD property. This item will  
350 be removed from the agenda.

351 A Board Member stated that he emailed Ms. Cerbone regarding Florida Power & Light  
352 (FPL). He looked up how often FPL trims below power lines and learned that they should trim  
353 every three years; however, a neighbor reported that a pine tree has not been cut in eight years.  
354 An agenda item for "FPL Firebreak" will be added to the agenda.

355 Mr. Dean stated that he noticed low water pressure at 6:00 a.m., when the irrigation  
356 system is in use. He expressed concern, given recent fires in California, and stated he thinks the  
357 CDD has a responsibility to protect CDD-owned property and suggested the CDD acquire pumps.

358 Mr. Carroll stated that Panama City Beach Utilities are aware of the low water pressure  
359 and they are working to correct it.

360 Mr. Conti will email Mr. Dean, Mr. Burke, Ms. Womack and Mr. Carroll to advise how  
361 pumps to protect "CDD-owned property" can be purchased, and to address legalities and  
362 indemnification. This item will be included on the next agenda.

363 A Board Member asked about any issues if a homeowner utilizes pond water during a fire  
364 emergency. Ms. Womack stated that no issue would exist, from an environmental standpoint.

365 Discussion ensued regarding the fire hydrant capacity and whether the fire hydrant has  
366 been tested. It was noted that the fire hydrant is managed by Panama City Beach.

367 A Board Member suggested the CDD and the POA work together to understand the  
368 Firewise standards. Ms. Womack stated that the Firewise Handbook outlines the guidelines.

369 Mr. Dean stated that the permit restricts what can be done in conservation areas. Ms.  
370 Cerbone stated that Ms. Womack can contact the permitting agencies and seek permission to  
371 cut in the areas. Ms. Womack stated that the CDD has permission for Firewise cutting in 13 areas.  
372 Board Members were asked to email Ms. Womack with any areas of concern.

373 Ms. Womack stated that posts with Conservation Easement signs were installed in the  
374 three areas where golf carts from St. Joe were going through and it appears that golf carts are  
375 now driving around the posts and trampling the vegetation. A Board Member stated that he  
376 observed a resident walking a dog in the area.

377 A Board Member stated the footers for the golf cart barn were installed.

378

379 **THIRTEENTH ORDER OF BUSINESS**

**Discussion Items**

380

381 • **Speeding on WHW**

382 A Board Member discussed speeding concerns on Wild Heron Way. He asked if the Board  
383 approved two radar signs and noted that “outliers” were observed speeding excessively.

384 Discussion ensued regarding engaging law enforcement officers for contract work.

385 Mr. Conti will email Mr. Burke and confirm if the State or County would issue a ticket to  
386 such individuals with use of proper equipment, calibration etc.

387 Moving the radar sign to a different location was discussed. Ms. Womack will work with  
388 Mr. Holt and the vendor in this regard.

389 Ms. Cerbone suggested the Board Members individually look at the areas in question.

390 This item will remain on the agenda.

391

392 **FOURTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of December 31, 2024**

393

394

395 **On MOTION by Mr. Holt and seconded by Mr. Balduf, with all in favor, the**  
396 **Unaudited Financial Statements as of December 31, 2024, were accepted.**

397

398

399 **FIFTEENTH ORDER OF BUSINESS**

**Approval of December 4, 2024 Regular  
Meeting Minutes**

400

401

On MOTION by Mr. Balduf and seconded by Mr. Black, with all in favor, the December 4, 2024 Regular Meeting Minutes, as presented, were approved.

SIXTEENTH 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 Ecologist/Operations, District Counsel or District Engineer reports.

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

▪ NEXT MEETING DATE: March 5, 2025 at 2:00 PM Central Time

Ms. Cerbone noted the following:

➤ The March 5, 2025 meeting will be held in Room 3.

➤ Impact Fees will be included in the next agenda.

Discussion ensued regarding a previous request for a presentation by the Director of the Emergency Operations Center. Ms. Cerbone stated that, generally, a POA or an HOA would manage such an initiative, rather than the CDD.

SEVENTEENTH ORDER OF BUSINESS

Board Member Comments

Discussion ensued regarding a previous request for a traffic signal at the Blue Heron intersection. Ms. Cerbone stated the inquiry was forwarded to Mr. Carroll.

Mr. Dean asked what percentage of the landscaping budget is spent on Wild Heron Way landscaping at the 98 entrance. It was noted that the roadway has not been conveyed to Panama City Beach. Beautification of the entrance and gatehouse landscaping was discussed.

EIGHTEENTH ORDER OF BUSINESS

Public Comment

No members of the public spoke.

NINETEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Stephens and seconded by Mr. Balduf, with all in favor, the meeting adjourned at 1:37 p.m.

437

438

439

440

441 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_

Chair/Vice Chair

**LAKE POWELL  
RESIDENTIAL GOLF  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

## LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT

### BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

#### LOCATION

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

<sup>1</sup>*Laguna Beach Christian Retreat, 20016 Front Beach Road (Naomi's Kitchen), Panama City Beach, FL 32413*

<sup>2</sup>*Laguna Beach Christian Retreat, 20016 Front Beach Road (Classroom #3), Panama City Beach, FL 32413*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>October 2, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM (Central Time)</b>
<b>December 4, 2024<sup>1</sup></b>	<b>Regular Meeting</b>	<b>2:00 PM (Central Time)</b>
<b>January 30, 2025<sup>1</sup> CANCELED</b>	<b>Special Meeting</b>	<b>10:00 AM (Central Time)</b>
<b>February 5, 2025<sup>1</sup></b>	<b>Regular Meeting</b>	<b>10:00 AM (Central Time)</b>
<b>February 5, 2025<sup>1</sup></b> <i>rescheduled to 10:00 AM (Central Time)</i>	<b>Regular Meeting</b>	<b>2:00 PM (Central Time)</b>
<b>March 5, 2025<sup>2</sup></b>	<b>Regular Meeting</b>	<b>2:00 PM (Central Time)</b>
<b>April 2, 2025<sup>1</sup></b>	<b>Regular Meeting</b>	<b>2:00 PM (Central Time)</b>
<b>May 7, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM (Central Time)</b>
<b>June 4, 2025</b>	<b>Regular Meeting</b>	<b>2:00 PM (Central Time)</b>
<b>August 6, 2025</b>	<b>Public Hearing and Regular Meeting</b>	<b>2:00 PM (Central Time)</b>