

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT
DISTRICT**

November 8, 2021

**BOARD OF SUPERVISORS
CONTINUED REGULAR
MEETING AGENDA**

Lake Powell Residential Golf Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

November 1, 2021

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 Continued Regular Meeting on November 8, 2021, at 3:00 p.m., Central Time, at the Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comment
3. Updates
 - A. Ponds (DEP Site Visit)
 - B. Aerators
 - C. Trees Pruning (DEP Feedback)
 - D. Lake Bank Erosion
 - E. Hole at S.W. Corner of 1st Bridge
 - F. Other
4. Update: Request for Proposals (RFP) for Road Resurfacing
5. Update: Drainage Concerns
 - A. 22300 Arrowhead Terrace (Bricken)
 - B. 22703 Turtleback Court (Duggan)
 - C. 22120 Marsh Rabbit Run (Daws)
6. Update: ROW Encroachment – 720 Wild Heron Way (Thomas)
7. Continued Discussion: Updated Post Orders

8. Consideration of Break-N-Ground, LLC, Proposal for Replacement of Bridge Boards on Wild Heron Way (Option A and Option B)
9. Update: Stormwater System – Status of Clean-Out Services and Contractor to Cut Pond Boxes to Control Pond Levels
10. Update: Stormwater Reporting Requirements
11. Informational Item: McNeil Carroll Engineering, Inc., Work Authorization Indicating Lump Sum Payment for Services Described in Notice
12. Continued Discussion: Tree Removal Policy
13. Update: Survey Review – Drainage Cut Design
14. Acceptance of Unaudited Financial Statements as of September 30, 2021
15. Approval of Minutes
 - A. August 30, 2021 Public Hearings and Regular Meeting
 - B. September 2, 2021 Continued Public Hearings and Regular Meeting
16. 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: December 6, 2021 at 3:00 P.M. (Central Time)

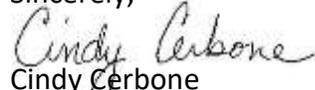
- QUORUM CHECK

David Holt	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
David Dean	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Thomas Balduf	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Jerry Robinson	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Calvin Starlin	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

17. Board Member Comments
18. Public Comments
19. Action Item Recap
20. Adjournment

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

Sincerely,


Cindy Carbone
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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BREAK-N-GROUND LLC

Call Us for all of Your Demolition, Land Clearing and Concrete Needs!

Name: Lake Powell Residential Golf CDD

Address: Replacement of Bridge Boards on Wild Heron Way

Phone Number:

Email Address:

Break-N-Ground proposes to furnish all labor, materials and equipment necessary to:

Mobilization: \$1,500.00

Option A: Remove and replace approximately 800 linear ft of 4x10ft rough cut bridge boards located on 2 bridges on Wild Heron Way. We will stain the boards and supply all stainless-steel hardware: \$14,325.00

Option B: Remove and replace approximately 800 linear ft of double stacked 2x10ft standard boards located on 2 bridges at Wild Heron Way. We will stain the boards and supply all stainless-steel hardware: \$11,325.00

Note: There is a 6-10 week wait time for Option A, as the boards are special order. Option B can be completed within approximately 2-3 weeks of getting the signed contract, excluding weather days.

Terms: Total is due upon completion.

Name (Printed) _____ Date _____

Name (Signature) _____

Company Name _____

BREAK-N-GROUND
P.O. BOX 35036
PANAMA CITY, FL 32412
850-819-7783
NICKWILLIAMS125@GMAIL.COM

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

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Wrathell, Hunt and Associates, LLC

MEMORANDUM

To: Board of Supervisors

From: District Manager

Date: October 12, 2021

**Subject: Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)**

We are writing with an update regarding the new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s).

The Office of Economic and Demographic Research (“OEDR”) recently promulgated additional details and an excel template for reporting the stormwater needs analyses (attached hereto for reference). Similar documents for the wastewater needs analyses will be available soon at which time we will again supplement this memorandum.

A brief summary of the new law and its requirements were set forth in our previous memorandum, attached to this memorandum for your reference in **Exhibit A**. Please feel free to contact us with any questions.

When is the deadline?

For both wastewater and stormwater, the first analysis must be submitted by **June 30, 2022** and updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

What steps should the District take?

- District engineers should review the stormwater needs analysis excel workbook and submit a work authorization for approval by the District’s Board prior to commencing work. We recommend presenting the work authorization to the Board as soon as is practical, but no later than the first quarter of 2022.
- District managers should review the stormwater needs analysis excel workbook and start entering information that is readily available. The district manager may be able to complete the “background information” section and provide data on stormwater O&M expenditures, among other assistance.

- Once the work authorization is approved, the district manager should work with the district engineer to complete the remainder of the stormwater needs analyses with the final version submitted to the District no later than May 15, 2022.
- In some cases, districts may require outside consulting or evaluation to complete the needs analyses. Since the necessity of this additional step may not be immediately apparent, we recommend that district managers begin coordinating with their engineers as soon as possible.

Stormwater Needs Analysis Resources from OEDR

- OEDR website <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>
- Excel Workbook (stormwater needs analysis reporting template)
http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.xlsx
(last updated October 8, 2021)
- PDF Version for (essentially the same as the Excel workbook)
http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.pdf
(last updated October 8, 2021)

Wastewater Needs Analysis Resources from OEDR

- Forthcoming.



Wrathell, Hunt and Associates, LLC

MEMORANDUM

To: Board of Supervisors

From: District Manager

Date: September 7, 2021

**Subject: Wastewater Services and Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)**

We are writing to inform you of a new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s). The requirements relating to wastewater services are found in Section 4 of Chapter 2021-194, Laws of Florida, creating Section 403.9301, Florida Statutes, and the requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, creating Section 403.9302, Florida Statutes (attached hereto for reference).

A brief summary of the new law and its requirements is set forth below. Please feel free to contact us with any questions.

What is required?

The Office of Economic and Demographic Research ("OEDR") is expected to promulgate additional details about the requirements of the needs analyses. However, certain general requirements are set forth in the new law.

For wastewater services, the needs analysis must include:

- a) A detailed description of the facilities used to provide wastewater services.
- b) The number of current and projected connections and residents served calculated in 5-year increments.
- c) The current and projected service area for wastewater services.
- d) The current and projected cost of providing wastewater services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

For stormwater management programs and stormwater management systems, the needs analysis must include:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served calculated in 5-year increments.
- c) The current and projected service area for the stormwater management program or stormwater management system
- d) The current and projected cost of providing services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

When is the deadline?

For both wastewater and stormwater, the first analysis must be created by **June 30, 2022**, and the analysis must be updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

What steps should districts take?

District engineers and district managers should begin by evaluating what information is already available to the district, and what new information may need to be gathered. Each district should approve a work authorization for their district engineer to create the needs analysis report and should consider proposals for any outside consulting or evaluation that may be necessary, though in most cases we expect this will not be required. In order to provide ample time for completion of the necessary needs analysis reports, we recommend presenting these items for board consideration no later than the first quarter of 2022, or as soon thereafter as is practical. OEDR is anticipated to provide further guidelines for the reporting requirements, none of which we expect to be particularly burdensome, and which will likely include information readily available to districts' engineering and/or environmental professionals. Once we receive further guidance, we will supplement this informational memorandum.

CHAPTER 2021-194

Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 53

An act relating to public works; amending s. 255.0991, F.S.; revising a prohibition relating to any solicitation for construction services paid for with state appropriated funds; amending s. 255.0992, F.S.; revising the definition of the term “public works project”; prohibiting the state or any political subdivision that contracts for a public works project from taking specified action against certain persons that are engaged in a public works project or have submitted a bid for such a project; providing applicability; amending s. 403.928, F.S.; requiring the Office of Economic and Demographic Research to include an analysis of certain expenditures in its annual assessment; creating s. 403.9301, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide wastewater services to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; creating s. 403.9302, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide stormwater management to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; providing a determination and declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 255.0991, Florida Statutes, is amended to read:

255.0991 Contracts for construction services; prohibited local government preferences.—

(2) For any a competitive solicitation for construction services paid for with any in which 50 percent or more of the cost will be paid from state appropriated funds which have been appropriated at the time of the competitive solicitation, a state college, county, municipality, school district, or other political subdivision of the state may not use a local ordinance or regulation to prevent a certified, licensed, or registered contractor,

subcontractor, or material supplier or carrier, from participating in the bidding process that provides a preference based upon:

- (a) ~~The contractor's~~ Maintaining an office or place of business within a particular local jurisdiction;
- (b) ~~The contractor's~~ Hiring employees or subcontractors from within a particular local jurisdiction; or
- (c) ~~The contractor's~~ Prior payment of local taxes, assessments, or duties within a particular local jurisdiction.

Section 2. Paragraph (b) of subsection (1) and subsections (2) and (3) of section 255.0992, Florida Statutes, are amended to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(b) “Public works project” means an activity exceeding \$1 million in value that is of which 50 percent or more of the cost will be paid for with any from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not take the following actions:

(a) Prevent a certified, licensed, or registered contractor, subcontractor, or material supplier or carrier, from participating in the bidding process based on the geographic location of the company headquarters or offices of the contractor, subcontractor, or material supplier or carrier submitting a bid on a public works project or the residences of employees of such contractor, subcontractor, or material supplier or carrier.

(b) Require that a contractor, subcontractor, or material supplier or carrier engaged in a public works such project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;
2. Provide employees a specified type, amount, or rate of employee benefits;
3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

~~(c)(b) The state or any political subdivision that contracts for a public works project may not~~ Prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work that who is qualified, licensed, or certified as required by state or local law to perform such work from receiving information about public works opportunities or from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to the following:

(a) Contracts executed under chapter 337.

(b) A use authorized by s. 212.055(1) which is approved by a majority vote of the electorate of the county or by a charter amendment approved by a majority vote of the electorate of the county.

Section 3. Paragraph (e) is added to subsection (1) of section 403.928, Florida Statutes, to read:

403.928 Assessment of water resources and conservation lands.—The Office of Economic and Demographic Research shall conduct an annual assessment of Florida's water resources and conservation lands.

(1) WATER RESOURCES.—The assessment must include all of the following:

(e) Beginning with the assessment due January 1, 2022, an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure. As part of this analysis, the office shall periodically survey public and private utilities.

Section 4. Section 403.9301, Florida Statutes, is created to read:

403.9301 Wastewater services projections.—

(1) The Legislature intends for each county, municipality, or special district providing wastewater services to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Domestic wastewater" has the same meaning as provided in s. 367.021.

(b) "Facility" means any equipment, structure, or other property, including sewerage systems and treatment works, used to provide wastewater services.

(c) "Treatment works" has the same meaning as provided in s. 403.031(11).

(d) "Wastewater services" means service to a sewerage system, as defined in s. 403.031(9), or service to domestic wastewater treatment works.

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing wastewater services shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the facilities used to provide wastewater services.

(b) The number of current and projected connections and residents served calculated in 5-year increments.

(c) The current and projected service area for wastewater services.

(d) The current and projected cost of providing wastewater services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its service area is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 5. Section 403.9302, Florida Statutes, is created to read:

403.9302 Stormwater management projections.—

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) “Facility” means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) “Stormwater management program” has the same meaning as provided in s. 403.031(15).

(c) “Stormwater management system” has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

(d) The current and projected cost of providing services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the

methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 6. The Legislature determines and declares that this act fulfills an important state interest.

Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:

Name of stormwater utility, if applicable:

Contact Person

Name:

Position/Title:

Email Address:

Phone Number:

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)					
<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)					
<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise					
						Other:
<input type="checkbox"/>						
<input type="checkbox"/>						
<input type="checkbox"/>						
<input type="checkbox"/>						

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?
If no, do you have another funding mechanism?
If yes, please describe your funding mechanism.
- Does your jurisdiction have a Stormwater Master Plan or Plans?
If Yes:
How many years does the plan(s) cover?
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?
If Yes, does it include 100% of your facilities?
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	
An illicit discharge inspection and elimination program?	
A public education program?	
A program to involve the public regarding stormwater issues?	
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	
Water quality or stream gage monitoring?	
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	
A system for managing stormwater complaints?	
Other specific activities?	

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	
Invasive plant management associated with stormwater infrastructure?	
Ditch cleaning?	
Sediment removal from the stormwater system (vacator trucks, other)?	
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	
Street sweeping?	
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	
Non-structural programs like public outreach and education?	
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:		
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:		
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):		
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :		
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):		
Number of stormwater pump stations:		
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):		
Number of stormwater treatment wetland systems:		
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes		
Rain gardens		
Green roofs		
Pervious pavement/pavers		
Littoral zone plantings		
Living shorelines		
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc.).

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs					
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify: <input type="text"/>
<input type="checkbox"/>	Other(s): <input type="text"/>

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template’s working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	0	0	0	0

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

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**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2021**

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	General Fund	Debt Service Fund Series 2012	Total Funds
ASSETS			
Operating accounts			
BB&T	\$ 157,047	\$ -	\$ 157,047
Wells Fargo - operating	302,312	-	302,312
Centennial Bank	257,083	-	257,083
FineMark			
Designated - stormwater compliance	127,064	-	127,064
Undesignated	121,747	-	121,747
FineMark - ICS	737,911	-	737,911
Investments			
Revenue	-	335,527	335,527
Reserve	-	202,082	202,082
Prepayment A	-	2,581	2,581
Due from governmental funds			
Other governments*	27,964	-	27,964
Due from other	989	-	989
Deposits	225	-	225
Prepaid expense	6,960	-	6,960
Total assets	<u>\$ 1,739,302</u>	<u>\$ 540,190</u>	<u>\$ 2,279,492</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable off-site	\$ 825	\$ -	\$ 825
Accounts payable on-site	23,984	-	23,984
Total liabilities	<u>24,809</u>	<u>-</u>	<u>24,809</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	27,964	-	27,964
Total deferred inflows of resources	<u>27,964</u>	<u>-</u>	<u>27,964</u>
Fund balances:			
Committed			
Disaster	250,000	-	250,000
District bridge projects	100,000	-	100,000
Road project 2022	300,000	-	300,000
Stormwater system upgrades	200,000	-	200,000
Restricted for:			
Debt service	-	540,190	540,190
Assigned to:			
3 months working capital	138,056	-	138,056
Unassigned	698,473	-	698,473
Total fund balances	<u>1,686,529</u>	<u>540,190</u>	<u>2,226,719</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,739,302</u>	<u>\$ 540,190</u>	<u>\$ 2,279,492</u>

*This receivable relates to the Revenue Certificate agreement with the City of Panama City Beach which sunsets February 20, 2022.

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 536,741	\$ 528,724	102%
Interest & miscellaneous	31	655	1,000	66%
Revenue certificates	-	18,011	-	N/A
Total revenues	<u>31</u>	<u>555,407</u>	<u>529,724</u>	105%
EXPENDITURES				
Administrative				
Supervisors	1,077	9,873	5,000	197%
Management	2,596	31,153	31,153	100%
Accounting	918	11,012	11,012	100%
Assessment roll preparation	1,209	14,510	14,510	100%
Audit	-	7,500	7,500	100%
Legal	-	280	6,200	5%
Engineering	-	-	13,280	0%
Postage	152	1,899	1,775	107%
Telephone	88	1,050	1,050	100%
Website maintenance	-	705	750	94%
Insurance	-	6,725	7,500	90%
Printing and binding	125	1,500	1,500	100%
Legal advertising	825	1,347	2,500	54%
Other current charges	58	1,146	500	229%
Office supplies	-	-	500	0%
Special district annual fee	-	175	175	100%
Trustee	-	3,400	7,431	46%
Arbitrage	-	750	1,200	63%
Dissemination agent	83	1,000	1,000	100%
ADA website compliance	199	409	210	195%
Total administrative	<u>7,330</u>	<u>94,434</u>	<u>114,746</u>	82%

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
Security				
Contractual rangers	20,752	163,311	175,383	93%
Total security	<u>20,752</u>	<u>163,311</u>	<u>175,383</u>	93%
Lake wetland & upland monitoring				
Mitigation and monitoring				
Prescribed fires and gyro mulching	19,991	32,570	46,050	71%
Ecologist	21,345	47,767	57,980	82%
Lake & pond management	-	4,850	-	N/A
Pond aeration project	2,905	2,905	-	N/A
Total lake wetland & upland monitoring	<u>44,241</u>	<u>88,092</u>	<u>104,030</u>	85%
Roadway services				
Roadway repairs and maintenance	-	-	63,700	0%
Bridge repairs and maintenance	-	4,800	25,000	19%
Storm cleanup	-	47,640	-	N/A
Total roadway services	<u>-</u>	<u>52,440</u>	<u>88,700</u>	59%
Stormwater management				
Operations	-	13,478	17,250	78%
Electricity - lift stations	123	417	600	70%
Stormwater system repairs	-	3,800	18,000	21%
Total stormwater management	<u>123</u>	<u>17,695</u>	<u>35,850</u>	49%
Other charges				
Tax collector	-	10,735	11,015	97%
Total other charges	<u>-</u>	<u>10,735</u>	<u>11,015</u>	97%
Total expenditures	<u>72,446</u>	<u>426,707</u>	<u>529,724</u>	81%
Excess/(deficiency) of revenues over/(under) expenditures	(72,415)	128,700	-	
Fund balances - beginning	1,758,944	1,557,829	1,486,134	
Fund balances - ending				
Committed				
Disaster	250,000	250,000	250,000	
District bridge projects	100,000	100,000	100,000	
Road project 2022	300,000	300,000	300,000	
Storm system upgrades	200,000	200,000	200,000	
Assigned				
3 months working capital	181,636	138,056	138,056	
Unassigned	654,893	698,473	498,078	
Fund balances - ending	<u>\$1,686,529</u>	<u>\$1,686,529</u>	<u>\$1,486,134</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 SEPTEMBER 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 436,533	\$ 430,016	102%
Interest	3	27	-	N/A
Total revenues	<u>3</u>	<u>436,560</u>	<u>430,016</u>	102%
Debt service				
Principal	-	200,000	200,000	100%
Principal prepayment	-	40,000	-	N/A
Interest	-	191,075	191,075	100%
Total debt service	<u>-</u>	<u>431,075</u>	<u>391,075</u>	110%
Other charges				
Tax collector	-	8,730	8,959	97%
Total other charges	<u>-</u>	<u>8,730</u>	<u>8,959</u>	97%
Total expenditures	<u>-</u>	<u>439,805</u>	<u>400,034</u>	110%
Excess/(deficiency) of revenues over/(under) expenditures	3	(3,245)	29,982	
Fund balance - beginning	540,187	543,435	536,051	
Fund balance - ending	<u>\$ 540,190</u>	<u>\$ 540,190</u>	<u>\$ 566,033</u>	

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

Date	Principal	Interest Rate	Interest	Total Principal & Interest
11/01/2020	210,000.00	5.250%	98,162.50	308,162.50
05/01/2021	-	-	92,912.50	92,912.50
11/01/2021	215,000.00	5.250%	92,912.50	307,912.50
05/01/2022	-	-	87,268.75	87,268.75
11/01/2022	225,000.00	5.250%	87,268.75	312,268.75
05/01/2023	-	-	81,362.50	81,362.50
11/01/2023	235,000.00	5.750%	81,362.50	316,362.50
05/01/2024	-	-	74,606.25	74,606.25
11/01/2024	250,000.00	5.750%	74,606.25	324,606.25
05/01/2025	-	-	67,418.75	67,418.75
11/01/2025	265,000.00	5.750%	67,418.75	332,418.75
05/01/2026	-	-	59,800.00	59,800.00
11/01/2026	280,000.00	5.750%	59,800.00	339,800.00
05/01/2027	-	-	51,750.00	51,750.00
11/01/2027	300,000.00	5.750%	51,750.00	351,750.00
05/01/2028	-	-	43,125.00	43,125.00
11/01/2028	315,000.00	5.750%	43,125.00	358,125.00
05/01/2029	-	-	34,068.75	34,068.75
11/01/2029	330,000.00	5.750%	34,068.75	364,068.75
05/01/2030	-	-	24,581.25	24,581.25
11/01/2030	355,000.00	5.750%	24,581.25	379,581.25
05/01/2031	-	-	14,375.00	14,375.00
11/01/2031	370,000.00	5.750%	14,375.00	384,375.00
05/01/2032	-	-	3,737.50	3,737.50
11/01/2032	130,000.00	5.750%	3,737.50	133,737.50
Total	\$ 3,480,000.00		\$ 1,368,175.00	\$ 4,848,175.00

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF STORMWATER COMPLIANCE MONIES
SEPTEMBER 30, 2021**

Beginning balance		\$ 218,317.74
Kossen		
Invoice #54115	(8,040.75)	
Invoice #55223	(8,040.75)	
Invoice #55961	(8,040.75)	
Invoice #55964	<u>(3,233.00)</u>	(27,355.25)
Panhandle Engineering		
Invoice #60503-1/19	(1,450.00)	
Invoice #60503-1/20	(2,900.00)	
Invoice #60521/01	(1,800.00)	
Invoice #60521/02	(500)	
Invoice #60521/03	(1,000)	
Invoice #60521/04	(500)	
Invoice #60521/07	(3,500)	
Invoice #60521/08	(8,835)	
Invoice #60521/09	(39,289)	
Invoice #60521/11	<u>(2,000)</u>	(61,774.00)
The Service House		
Invoice #60396	(291.69)	
Invoice #60397	<u>(291.69)</u>	(583.38)
Shark's Tooth Golf Club		
Invoice #60947	(3,180.00)	
Credit memo #63609	<u>908.46</u>	(2,271.54)
Interest income	848.51	
Bank charges	<u>(118.34)</u>	730.17
Remaining available monies		<u><u>\$ 127,063.74</u></u>

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

Payment Date	Property Location	Water	Sewer	Total	Balance Due	WO #
					232,615.41	
3/23/2006	TURTLE COVE CIR, 209	215.69	826.32	1,042.01		7951
	SALAMANDER TRL, 1401-1407	813.20	2,915.47	3,728.67		7984
	SALAMANDER TRL, 1409-1415	813.20	2,915.47	3,728.67		7985
	SALAMANDER TRL, 1417-1423	813.20	2,915.47	3,728.67		7986
	SALAMANDER TRL, 1400-1406	813.20	2,915.47	3,728.67		8962
	SALAMANDER TRL, 1408-1414	813.20	2,915.47	3,728.67		8963
	SALAMANDER TRL, 1416-1422	813.20	2,915.47	3,728.67		8964
	MATCH PT LN, 1506-10 12-16 13-15	1,900.30	7,090.55	8,990.85	200,210.54	8968
5/15/2006	WILD HERON WAY, 823	217.00		217.00		8072
	WILD HERON WAY, 1436	68.20	311.36	379.56	199,613.98	8084
8/3/2006	TURTLE COVE, 300	647.06	894.25	1,541.31	198,072.67	8097
9/13/2006	BAYFLOWER , 1619 LOT B1-10	313.10	1,146.38	1,459.48	196,613.19	8276
7/30/2007	MARSH RABBIT RUN, 22105	294.50	976.54	1,271.04		8431
	GREEN TURTLE LN, 3306	464.48	962.39	1,426.87		8535
	SALAMANDER TR, 1518 1532	616.90	2,137.07	2,753.97		8570
	SALAMANDER TR, 1562 60 64 70	778.10	2,589.96	3,368.06	187,793.25	8595
1/9/2012	SALAMANDER TR, 1516	226.30	835.02	1,061.32		10138
	SALAMANDER TR, 1530	179.80	622.72	802.52		10139
	SALAMANDER TR, 1534	179.80	622.72	802.52	185,126.89	10140
2/17/2012	LOST COVE, 1721	179.80	622.72	802.52		10249
6/29/2012	SHARKSTOOTH TRL, LOT AV-9	226.30	835.02	1,061.32	183,263.05	10364
7/16/2012	SALAMANDER TRL, 1522	226.30	835.02	1,061.32		10374
	SALAMANDER TRL, 1546	226.30	835.02	1,061.32		10375
	SALAMANDER TRL, 1566	226.30	835.02	1,061.32		10376
7/23/2012	PROSPECT PROMENADE, 1206	226.30	835.02	1,061.32	179,017.79	10381
12/18/2012	LITTLE HAWK DR, 1515	182.90	636.88	819.78		10509
12/20/2012	LOST COVE LN, 1608	260.40	905.78	1,166.18		10511
1/28/2013	SALAMANDER TRL, 1335	170.50	580.27	750.77		10536
2/4/2013	SALAMANDER TRL, 1501	143.79	498.06	641.85		10541
2/4/2013	SKIMMER CT, 1702	176.02	645.21	821.23		10542
2/4/2013	SKIMMER CT, 1710	143.79	498.06	641.85		10544
2/11/2013	SKIMMER CT, 1715	195.30	693.49	888.79		10551
2/11/2013	SALAMANDER TRL, 1116	170.50	580.27	750.77		10552
2/11/2013	SALAMANDER TRL, 1503	170.50	580.27	750.77		10553
2/25/2013	SKIMMER CT, 1709	210.80	764.25	975.05	171,785.83	10559
3/20/2013	SKIMMER CT, 1711	195.30	693.49	888.79		10598
4/22/2013	SKIMMER CT, 1713	155.00	509.50	664.50		10644
5/15/2013	WILD HERON, LOT A1-34	347.20	1,245.45	1,592.65	167,664.85	10669
7/23/2013	SKIMMER CT, 1704	155.00	509.50	664.50	167,000.35	10717
4/4/2014	SHARKSTOOTH TRL, 1602	300.70	1,004.85	1,305.55		10874
	MEADOWLARK WAY, 1603	260.40	905.78	1,166.18		10875
	SKIMMER CT. 1071	186.00	651.03	837.03		10879
	DUNE LAKE TRL, 1523	210.80	764.25	975.05		10969
	SKIMMER CT, 1706	195.30	693.49	888.79		11071
	SMIMMER CT, 1703	155.00	509.50	664.50		11072
	TURTLEBACK TRL, 1416	155.00	509.50	664.50		11073

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

Payment Date	Property Location	Water	Sewer	Total	Balance Due	WO #
	LITTLE HAWK DR, 1505	210.80	764.25	975.05		11080
	SKIMMER CT, 1707	195.30	693.49	888.79	158,634.93	11082
6/3/2014	LITTLE HAW LN, 1511	179.80	622.72	802.52		11095
	SHARKS TOOTH TRL, 1601	195.30	693.49	888.79		11134
	SKIMMER CT, 1705	155.00	509.50	664.50	156,279.12	11135
8/5/2014	LOST COVE LN, 1723	195.30	693.49	888.79		11189
	LOST COVE LN, 1732	204.60	735.95	940.55	154,449.79	11223
10/24/2014	LITTLE HAWK LN, 1501	204.60	735.95	940.55		11259
	EGRET LN, 1408	204.60	735.95	940.55		11260
	MEADOWLARK WAY, 1618	266.60	905.78	1,172.38		11277
	LITTLE HAWK LBM 1507	195.31	693.49	888.80		11304
	TURTLE BACK TRL, 22703	285.20	1,019.00	1,304.20		11315
	W WATEROAK BEND, 1214	241.80	905.78	1,147.58		11362
	SALAMANDER TRL, 1520	229.40	849.17	1,078.57	146,977.18	11370
2/12/2015	LITTLE HAWK LN, 1512	210.80	764.25	975.05		11422
	EGRET CT, 1406	210.80	764.25	975.05	145,027.08	11423
6/15/2015	FOX GLEN TRACE, 22207	241.80	905.78	1,147.58		11584
	LITTLE HAWK LN, 1503	235.60	877.47	1,113.07		11587
	LITTLE HAWK LN, 1509	285.20	1,103.92	1,389.12		11622
	SALAMANDER TRL, 1301	155.00	509.50	664.50		11632
	SKIMMER CT, 1708	176.70	608.57	785.27		11666
	SHARKS TOOTH TRL, 1607	193.38	724.45	917.82	139,009.73	11696
03/23/16	CITY OF PANAMA CITY	0.00	0.00	865.60	138,144.13	11698
05/30/16	CITY OF PANAMA CITY	0.00	0.00	743.49	137,400.64	
06/24/16	CITY OF PANAMA CITY	0.00	0.00	52,013.10	85,387.54	
07/28/16				1,438.72	83,948.82	
10/28/16				448.66	83,500.16	
02/28/17	CITY OF PANAMA CITY	0.00	0.00	1,643.59	81,856.57	
08/17/17	CITY OF PANAMA CITY	0.00	0.00	2,779.80	79,076.77	
01/24/18	CITY OF PANAMA CITY	0.00	0.00	3,818.94	75,257.83	
03/07/18	CITY OF PANAMA CITY	0.00	0.00	519.35	74,738.48	
05/30/18	CITY OF PANAMA CITY	0.00	0.00	2,473.61	72,264.87	
07/26/18	CITY OF PANAMA CITY	0.00	0.00	876.64	71,388.23	
03/04/19	WILD HERON WAY, 721	252.65	785.48	1,038.13	70,350.10	
	WILD HERON WAY, 717	249.55	884.55	1,134.10	69,216.00	
	WILD HERON WAY, 709	249.55	884.55	1,134.10	68,081.90	
	LOST COVE LN, 1616	98.95		98.95	67,982.95	
	TURTLE COVE CIR, 313	143.79	430.14	573.93	67,409.02	
	TURTLE COVE CIR, 304	39.46	352.87	392.32	67,016.69	
	WILD HERON WAY, 724	172.61	1,180.55	1,353.16	65,663.53	
	WILD HERON WAY, 728	172.61	1,180.55	1,353.16	64,310.37	
	WILD HERON WAY, 732	172.61	1,180.55	1,353.16	62,957.21	
05/15/19	LOST COVE LN, 1604	33.07		33.07	62,924.13	
	LOST COVE LN, 1612	174.06	1,037.85	1,211.91	61,712.22	
08/29/19	CITY OF PANAMA CITY	-	-	3,433.48	58,278.74	
04/23/20	CITY OF PANAMA CITY	-	-	6,445.02	51,833.72	
08/07/20	CITY OF PANAMA CITY	-	-	5,858.60	45,975.12	

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

15A

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 Multiple Public Hearings and a Regular Meeting on August 30, 2021, at 2:00 p.m., Central Time, at the Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413.

Present and constituting a quorum were:

David Dean	Chair
Thomas Balduf	Vice Chair
Calvin "Bucky" Starlin	Assistant Secretary
David Holt	Assistant Secretary
Jerry Robinson	Assistant Secretary

Also present were:

Cindy Cerbone (via telephone)	District Manager
Jamie Sanchez (via telephone)	Wrathell Hunt and Associates, LLC (WHA)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 2:00 p.m., Central Time. All Supervisors were present, in person.

Due to inclement weather at the meeting location, the Board agreed with Ms. Cerbone's recommendation to recess today's meeting and reconvene on September 2, 2021 at 10:00 a.m., Central Time, at the Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413.

SECOND ORDER OF BUSINESS

Public Comment

There were no public comments.

The following agenda items were deferred to the Continued Meeting.

36 **THIRD ORDER OF BUSINESS** **Update: CDD/POA Ecologist Committee**
37 **Work on Pond Permit Compliance and**
38 **Landscaping Standards (Aesthetic) Matters**
39

40 **A. Permit Compliance**

41 **I. Permit Status**

42 **II. Estimated Annual Cost of \$20K**

43 **B. Landscaping Standards (Aesthetics)**

- 44 • **Estimated Annual Cost of \$27K**

45 **C. Recommendation to Leave Permit Compliance and Landscaping Standards (Aesthetics)**
46 **Littoral/Landscaping Services with POA**

47 **D. Lank Bank Erosion**

48

49 **FOURTH ORDER OF BUSINESS** **Update: Ponds, Aerators, Trees, Other**

50

51 **A. Aerators – Current Work, FY22 Proposed Budget 30K (Includes Electric)**

52 **I. Aesthetic Options for Aerators – Landscaping, Stones, Other**

53 **II. Noise Abatement**

54 **B. Lilly Pads, Invasive Weeds, Algae Bloom, Dense Pond Scum, Water Toxicity, Yellow**
55 **Fly/ Mosquitoes, Etc.**

56 **C. Tree Removal Policy**

57 **D. Tree Removal – Pending Storm Event**

58

59 **FIFTH ORDER OF BUSINESS** **Update: Request for Proposals (RFP) for**
60 **Road Resurfacing and Other Road and**
61 **Bridge Related Items**
62

63 **A. FY22 (Budget \$400K Less \$300K Reserve = \$100K Impact on Assessments)**

64 **B. Other Roads in CDD (FY22 Proposed Budget \$63.7K)**

65 **C. Bridges (FY22 Proposed Budget \$50K and Fund Reserve of \$100K)**

66 **I. Wood Replacement**

67 **II. 1st Bridge – Repair Status of Hole (NW Corner)**

68 **D. Drainage Updates**

- 69 I. 22300 Arrowhead Terrace (Bricken)
- 70 II. 22703 Turtleback Court (Duggan)
- 71 E. CDD Right-of-Way Encroachment – 720 Wild Heron Way (Thomas)
- 72 F. Stormwater System – Status of Any Clean-Out Services Provided and That Are Still
- 73 Planned

74

75 **SIXTH ORDER OF BUSINESS** Update: Security Services Transition to

76 New Vendor

- 77
- 78 A. TriCorps – Up to a \$5K Fee Per Securitas Employee Hired
- 79 B. Post Orders – Update From POA
- 80 C. Current Proposed Budget for FY22: Proposed Budget \$176K vs Contract Value \$148K
- 81 (Excluding Securitas Fees)

82

83 **SEVENTH ORDER OF BUSINESS** Update: East Lake Master Plan Order

84

85

86 **EIGHTH ORDER OF BUSINESS** Presentation of Audited Financial

87 Statements for Fiscal Year Ended

88 September 30, 2020, Prepared by Carr,

89 Riggs & Ingram, LLC

90

91

92 **NINTH ORDER OF BUSINESS** Consideration of Resolution 2021-05,

93 Hereby Accepting the Audited Financial

94 Statements for the Fiscal Year Ended

95 September 30, 2020

96

97

98 **TENTH ORDER OF BUSINESS** Public Hearing on Adoption of Fiscal Year

99 2021/2022 Budget

- 100
- 101 A. Proof/Affidavit of Publication
- 102 B. Consideration of Resolution 2021-06, Relating to the Annual Appropriations and
- 103 Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending

104 September 30, 2022; Authorizing Budget Amendments; and Providing an Effective
105 Date

106

107 **ELEVENTH ORDER OF BUSINESS** Public Hearing to Hear Comments and
108 Objections on the Imposition of
109 Maintenance and Operation Assessments
110 to Fund the Budget for Fiscal Year
111 2021/2022, Pursuant to Florida Law
112

- 113 **A. Proof/Affidavit of Publication**
- 114 **B. Mailed Notice(s) to Property Owners**
- 115 **C. Consideration of Resolution 2021-07, Making a Determination to Benefit and Imposing**
116 **Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and**
117 **Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for**
118 **Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an**
119 **Effective Date**

120

121 **TWELFTH ORDER OF BUSINESS** Acceptance of Unaudited Financial
122 Statements as of July 31, 2021
123

124

125 **THIRTEENTH ORDER OF BUSINESS** Approval of Minutes
126

127 **A. December 7, 2020 Regular Meeting**

128 **B. June 7, 2021 Regular Meeting**

129

130 **FOURTEENTH ORDER OF BUSINESS** Staff Reports
131

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

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

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

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

136 **I. 455 Registered Voters in District as of April 15, 2021**

137 II. Update: Microphones and Stands – Purchased and Delivered to Eddie Levick for
138 CDD Meetings

139 III. Drop Down Covers – POA Declined CDD Offer at This Time

140 IV. NEXT MEETING DATE: October 4, 2021 at 2:00 P.M. (Central Time)

141 • CONSIDER TIME CHANGE TO 3:00 P.M.

142 • QUORUM CHECK

143

144 FIFTEENTH ORDER OF BUSINESS Board Member Comments

145

146 SIXTEENTH ORDER OF BUSINESS Public Comments

147

148 SEVENTEENTH ORDER OF BUSINESS Action Item Recap

149

150 EIGHTEENTH ORDER OF BUSINESS Adjournment

151

152 The meeting recessed and was continued to Thursday, September 2, 2021 at 10:00 a.m.
153 Central Time, at the Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413.

154

155 On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, the
156 meeting recessed at 3:05 p.m., Central Time, and was continued to Thursday,
157 September 2, 2021 at 10:00 a.m., Central Time, at the Boat House, 1110
158 Prospect Promenade, Panama City Beach, Florida 32413.

159

160

161

162

163 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

164

167
168
169
170
171
172
173

Secretary/Assistant Secretary

Chair/Vice Chair

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

15B

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 the continuation of the August 30, 2021 Multiple Public Hearings and Regular Meeting on September 2, 2021, at 10:00 a.m, Central Time, at the Boat House, 1110 Prospect Promenade, Panama City Beach, Florida 32413.

Present and constituting a quorum were:

David Dean	Chair
Thomas Balduf	Vice Chair
Calvin "Bucky" Starlin	Assistant Secretary
David Holt	Assistant Secretary
Jerry Robinson	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Mike Burke	District Counsel
Nick Caruso	Burke Blue
Bethany Womack	Ecologist/ District Operations Manager
Steven Undercoffer	Resident/POA President
Chris Stumpf	Resident/POA
Diane Allewelt	POA Community Associations Manager
Eddie Levick	Resident/POA

Other residents present were:

Ronald Landrus	Joshua Malchow	Jeffrey Malchow	Carl Fredrickson
Gary Lorenz	Dan Zartman	Courtney Trotter	John Ellis
Charlie Schott	David Fleet	Jeff Breining	Michele Levick
Kristine Kapitanoff	Patti Undercoffer	Bill Stanley	Priscilla Stanley
Mike Malone	Pam Malone	Keesha Kerins	Tom Kerins
Melinda Fox	Paul Fox		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the Continued Meeting to order at 10:14 a.m., Central Time. Today's meeting was a continuation of the August 30, 2021 meeting that was opened and then

44 recessed due to the poor weather conditions and the expectation that more members of the
45 public would attend.

46 All Supervisors were present, in person.

47 Ms. Cerbone discussed the public comments protocol for governmental meetings.
48 Today, instead of two, there would be four opportunities for the public to speak during the
49 meeting, including during the two public comment sections and the public hearings to adopt
50 the budget and impose assessments.

51

52 **SECOND ORDER OF BUSINESS**

Public Comment

53

54 Resident Joshua Malchow asked if the CDD has reserves and, if so, how much, along
55 with the expenditure amounts that exceeded or were under budget in prior years. The Board
56 directed residents to pose budget related questions during the budget Public Hearing.

57

58 **THIRD ORDER OF BUSINESS**

**Update: CDD/POA/Ecologist Committee
Work on Pond Permit Compliance and
Landscaping Standards (Aesthetic) Matters**

59

60

61

62 Ms. Cerbone discussed the actions taken at past meetings and the write up emailed to
63 the Board regarding permit compliance and the ability to add beautification, aside from
64 littorals, to the ponds.

65 **A. Permit Compliance**

66 **I. Permit Status**

67 Ms. Womack reported the following and responded to questions:

68 ➤ Who trimmed and removed the vegetated littoral plantings along the ponds was not
69 known; however, they re-vegetated themselves. Although it may not be the original species
70 that was planted, the plants were deemed sufficient to be considered in compliance with the
71 littoral permit requirements.

72 ➤ The Board can choose to proceed with beautification of these areas; however, this
73 action would not be considered part of the environmental permit requirement, it would fall
74 under landscape “aesthetics” of the CDD.

75 ➤ Regarding whether the CDD is in compliance with the erosion default, most ponds were
76 in compliance and deemed stable but the Lost Cove Lane and Salamander Trail dry ponds
77 require additional monitoring for stabilization, as they have the most damage.

78 **II. Estimated Annual Cost of \$20K**

79 ➤ This amount was recommended to complete permit compliance requirements for
80 littoral zones in all ponds. If the responsibilities are transferred to the CDD, Lake Doctors would
81 perform quarterly reviews and treat, as needed, based on their recommendations to keep
82 exotic nuisance species manageable and under control.

83 ➤ Quarterly treatments, instead of monthly, would be sufficient. Treatments would be
84 done based on Lake Doctor's recommendations.

85 **B. Landscaping Standards (Aesthetics)**86 • **Estimated Annual Cost of \$27K**

87 Mr. Robinson discussed the Committee, its task of assessing the ponds and, with input
88 from GreenEarth, addressing the aesthetics portion of the ponds without compromising the
89 function of retaining stormwater and discharging into Lake Powell.

90 ➤ A schedule of events comprised of mowing, applying pine straw and general
91 beautification of the ponds was prepared. It was scheduled to commence in September and
92 continue throughout the year and include visual inspection and assessing each pond and
93 presenting an annual report.

94 Mr. Stumpf agreed with Mr. Robinson's assessment and confirmed that the POA and the
95 CDD have a common goal; he believed they work well together.

96 ➤ Pine straw was considered, as well as other elements and matting or mulching for
97 erosion control.

98 Ms. Womack stated that the slopes need to be stabilized, which can be done with
99 natural material growth without additional stabilization efforts; however, the CDD will have to
100 interject to stabilize ponds with erosion issues and difficulty being stabilized. The CDD must
101 make sure every pond in the community is stable. It was noted that the POA has pine straw
102 costs already built into its contract with GreenEarth.

103 Discussion ensued about the cost to apply pine straw at each pond, long-term goal to
104 use natural erosion practices instead of incurring ongoing maintenance costs for pine straw,
105 removing lily pads, insect control, removal of 50% that was included in the quarterly review,
106 benefits of aerators on oxygen levels and a request to move the required amount of lily pads to
107 the perimeter of the pond.

108 **C. Recommendation to Leave Permit Compliance and Landscaping Standards (Aesthetics)**
109 **Littoral/Landscaping Services With POA**

110 This item was discussed following Item 4A.

111 **D. Lank Bank Erosion**

112 This item was discussed earlier during this Order of Business.

113

114 **FOURTH ORDER OF BUSINESS**

Update: Ponds, Aerators, Trees, Other

115

116 **A. Aerators – Current Work, FY22 Proposed Budget 30K (Includes Electric)**

117 **I. Aesthetic Options for Aerators – Landscaping, Stones, Other**

118 **II. Noise Abatement**

119 Ms. Womack reported the following and responded to questions:

120 ➤ The compressors were installed.

121 ➤ Once the Gulf Power invoice submitted today is paid, the electrician will proceed with
122 connecting power and Lake Doctors will install the aerators.

123 ➤ Noise Abatement: Equipment known to run quietly will be strategically installed away
124 from residences. Installing wood lattice and vegetation to help cool equipment and reduce
125 noise levels was suggested. The POA Landscape Committee was asked to provide ideas.

126 Discussion ensued regarding equipment, surrounding the equipment with fake rocks,
127 how often the aerators would run, using timers, inclusion of electricity costs for all ponds in the
128 budget, inclusion of these agenda topics in future agendas and training the landscaping crews.

129 It was noted that two GreenEarth crews were fully trained according to pond-adjacent
130 landscaping standards, such as how to maintain around the ponds and identify ornamental
131 plants. A new landscaping contract was being negotiated so a new contractor may need to be
132 trained.

133 **▪ Recommendation to Leave Permit Compliance and Landscaping Standards (Aesthetics)**
134 **Littoral/Landscaping Services With POA**

135 **This item, previously Item 3C, was presented out of order.**

136

137 **On MOTION by Mr. Balduf and seconded by Mr. Holt, with Mr. Balduf, Mr. Holt**
138 **and Mr. Robinson in favor and Mr. Dean and Mr. Starlin dissenting, not**
139 **assuming the Permit Compliance Activities and Landscaping Standards**
140 **Aesthetics and leaving them with the POA, was approved. [Motion passed 3-2]**

141

142

143 A Board Member wanted everyone to keep in mind that, if this continues to be an issue
144 next year, the vote may not be the same; although, it will be the same Board.

145 **B. Lilly Pads, Invasive Weeds, Algae Bloom, Dense Pond Scum, Water Toxicity, Yellow**
146 **Fly/ Mosquitoes, Etc.**

147 This item was discussed during Item 3B.

148 **C. Tree Removal Policy**

149 Ms. Womack stated that the Board may want to implement a policy for general tree
150 removal in the community outside of those she would address in the conservation area or on
151 CDD property. A Board Member read Section 6 and 1.6 of the POA Maintenance Agreement,
152 which involved maintaining the landscaping and the ponds and addresses removal and
153 replacement of damaged trees around the ponds and indicated that, if the tree cannot be
154 matched, its replacement would fall under the purview of the POA.

155 At direction of the Board, Mr. Burke and Staff will review the POA Agreement to clarify
156 that the POA, not CDD, would incur all costs associated with maintenance, removal and
157 replacement of all trees, specifically those in the CDD right-of-way (ROW).

158 **D. Tree Removal – Pending Storm Event**

159 In response to a question, Mr. Burke confirmed that the CDD has rights, outside of an
160 existing Agreement, to address life safety or property issues, prior to a pending storm event.
161 Ms. Cerbone stated that the CDD would always continue working with the POA.

162

163 **FIFTH ORDER OF BUSINESS**

**Update: Request for Proposals (RFP) for
Road Resurfacing and Other Road and
Bridge Related Items**

164
165
166
167 **A. FY22 (Budget \$400K Less \$300K Reserve = \$100K Impact on Assessments)**

168 **B. Other Roads in CDD (FY22 Proposed Budget \$63.7K)**

169 **C. Bridges (FY22 Proposed Budget \$50K and Fund Reserve of \$100K)**

170 **I. Wood Replacement**

171 **II. 1st Bridge – Repair Status of Hole (NW Corner)**

172 **D. Drainage Updates**

173 **I. 22300 Arrowhead Terrace (Bricken)**

174 **II. 22703 Turtleback Court (Duggan)**

175 **E. CDD Right-of-Way Encroachment – 720 Wild Heron Way (Thomas)**

176 **F. Stormwater System – Status of Any Clean-Out Services Provided and That Are Still**
177 **Planned**

178 These items were presented following the Seventh Order of Business.

179

180 **SIXTH ORDER OF BUSINESS**

**Update: Security Services Transition to
181 New Vendor**

182

183 Ms. Cerbone reported the following:

184 **A. TriCorps – Up to a \$5K Fee Per Securitas Employee Hired**

185 ➤ The transition to TriCorps, as the CDD’s new security provider, was completed.

186 ➤ TriCorps hired a Securitas employee so, due to the clause in the Securitas contract, the
187 CDD must pay a fee; receipt of the Securitas invoice was pending.

188 ➤ This clause was removed from the TriCorps Agreement before it was executed.

189 **B. Post Orders – Update From POA**

190 Updated Post Orders were included for informational purposes.

191 Discussion ensued regarding gate access, how to address the buildup of contractors,
192 recommendation to widen the access lane, implementing a process similar to others where
193 contractors are provided with specific RFID stickers so they can enter through the resident gate
194 and having the POA install a gate on a private road. Mr. Burke cautioned that the CDD can slow
195 traffic entry but it cannot prohibit access because the gatehouse is on a public road. The
196 gatehouse is considered a deterrent to entering the community but the CDD cannot prohibit
197 access or use public funds to patrol private roads. He recommended photographing license
198 plates and for the POA to engage TriCorps to patrol the private roads. Board Members were
199 asked to submit comments about the updated Post Orders to Mr. Burke and Ms. Cerbone for
200 their review. The draft Post Orders would be emailed to the POA for review.

201 This item would be included on the next agenda.

202 **C. Current Proposed Budget for FY22: Proposed Budget \$176K vs Contract Value \$148K**
203 **(Excluding Securitas Fees)**

204 Ms. Cerbone stated, later in the meeting, the Board would decide which amount to
205 budget for Fiscal Year 2022 budget.

206

207 **SEVENTH ORDER OF BUSINESS**

Update: East Lake Master Plan Order

208

209 Mr. Burke reported the following:

210 ➤ Contributions: The City and St. Joe Company recognized the Rule that is in place, which
211 requires contribution based on impacts to Wild Heron Way (WHW), from 98 to the front gate.

212 ➤ Road Turnover: The St. Joe Company is interested in the CDD having the County pursue
213 the turnover of the back portion of the road.

214 ➤ Bridge: They understood they would have to maintain the bridge.

215 Mr. Burke recommended that, during turnover of the road, the CDD perform another
216 study that addresses the impacts of the additional traffic past the bridge, so it is assessed solely
217 on that, instead of the entire roadway.

218 ▪ **Update: Request for Proposals (RFP) for Road Resurfacing and Other Road and Bridge**
219 **Related Items**

220 **This item, previously the Fifth Order of Business, was presented out of order.**

221 Ms. Cerbone provided information and cost estimates for Items 5A through 5F, as the
222 backup materials were not in the agenda package. She asked the Board to keep these in mind
223 because they impact the Fiscal Year 2022 budget, which will be adopted later in the meeting.
224 Staff will need a directive as to which projects to proceed with.

225 The following was reported:

226 **A. FY22 (Budget \$400K Less \$300K Reserve = \$100K Impact on Assessments)**

227 ➤ Reserves were depleted to offset the road surfacing project from WHW, from 98 to the
228 gatehouse, which results in a \$100,000 impact on assessments, instead of \$400,000.

229 ➤ Per her request, Mr. Carroll did not issue the RFP, so it could be discussed further at the
230 October meeting.

231 **B. Other Roads in CDD (FY22 Proposed Budget \$63.7K)**

232 ➤ Due to budget concerns, Mr. Carroll confirmed to her that funding was included in the
233 budget to repair washouts and stabilize areas adjacent to the road.

234 **C. Bridges (FY22 Proposed Budget \$50K and Fund Reserve of \$100K)**

235 **I. Wood Replacement**

236 ➤ Mr. Carroll would report on this item at the next meeting.

237 **II. 1st Bridge – Repair Status of Hole (NW Corner)**

238 ➤ As Mr. Dean did not identify any holes in the bridge during his inspection, the Board
239 Members were asked to email Ms. Cerbone if they notice any.

240 **D. Drainage Updates**

241 I. **22300 Arrowhead Terrace (Bricken)**

242 ➤ Ms. Womack, Mr. Carroll, several Supervisors and the homeowner inspected before the
243 meeting and identified drainage issues. Mr. Carroll would review the surveys to determine
244 whether the drainage was designed properly and proceed accordingly to resolve the issue.

245 II. **22703 Turtleback Court (Duggan)**

246 ➤ Ms. Womack and Mr. Carroll inspected and determined this and other outfall boxes
247 needed to be cut. Once information from Mr. Carroll is received, the contractor can proceed
248 with the repairs.

249 E. **CDD Right-of-Way Encroachment – 720 Wild Heron Way (Thomas)**

250 ➤ Ms. Womack would contact Mr. Thomas to discuss returning the area to its original
251 condition and report to the Board. As there was concern about wash outs, it was noted that the
252 homeowner would be responsible for repairing all damages caused by his action.

253 F. **Stormwater System – Status of Any Clean-Out Services Provided and That Are Still
254 Planned**

255 ➤ Ms. Womack was having difficulty reaching Gulf Coast Utility Contractors (GCUC), the
256 CDD's contractor, to perform the work. She believed the primary issue with the ponds is not the
257 pipes; rather, it is the way the boxes were set. They need to be cut, as it controls the levels in
258 the ponds. If she and Mr. Carroll are still unable to contact GCUC, she would find another
259 contractor who can do the work and provide updates at the next meeting.

260 Ms. Allewelt stated she would email her list of contractors to Ms. Cerbone. Ms. Cerbone
261 was asked to advise Mr. Carroll to email a summary of the above agenda items to her now so
262 she can email it to the Board, rather than waiting to provide it at the next meeting.

263 ■ **Continued 5A/5B Update: Request for Proposals (RFP) for Road Resurfacing and Other
264 Road and Bridge Related Items**

265 The Board discussed the following items and whether to proceed with the suggestion to
266 implement a three-part RFP for the Road Resurfacing and Other Road items, as follows:

267 ➤ St. Joseph's still has ongoing development projects so it would be counterproductive to
268 resurface the road from the gate towards the speed bump; however, the County will not accept
269 the road until it is resurfaced.

270 ➤ The CDD interior roads are in worse condition than the roads outside the gate. It was
271 suggested that the CDD obtain proposals for the four lanes at 98 up to the guard house, which
272 is 1.4 miles, and from the gatehouse to Pinfish Drive at the driving range, which is 1.6 miles, and

273 another combining both sections. The Board could then decide which portion to possibly delay
274 so that reserves can be built up for the project.

275 ➤ Absorbing the costs to proceed with all projects inside and outside the gate now, rather
276 than waiting, even if a loan is needed, because costs are increasing significantly and continue to
277 outrun the CDD’s savings plan.

278 ➤ Including language in the RFP informing respondents that the Board might decide to just
279 award one of the smaller projects.

280

281 **On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor,**
282 **authorizing Mr. Carroll to prepare a three-part Request for Proposals,**
283 **encompassing 1) costs to complete the entire length of Projects #2 and #3, 2)**
284 **costs just to complete the four lanes at 98 up to the guard house and 3) costs**
285 **just to complete the gatehouse to Pinfish Drive at the driving range, and**
286 **include specifications such that respondents will understand that the Board**
287 **might decide to award just one of the smaller projects, was approved.**

288

289

290 ▪ **Continued Discussion: 5C Bridges (FY22 Proposed Budget \$50K and Fund Reserve of**
291 **\$100K)**

292 **I. Wood Replacement**

293 The Board discussed and agreed to proceed with the suggestion to replace all the wood
294 with common commercial grade material, instead of trying to match it, due to expense.

295

296 **EIGHTH ORDER OF BUSINESS**

Presentation of Audited Financial
Statements for Fiscal Year Ended
September 30, 2020, Prepared by Carr,
Riggs & Ingram, LLC

297

298

299

300

301 Ms. Cerbone presented the Audited Financial Statements for Fiscal Year 2020 Ended
302 September 30, 2020 and noted the pertinent information in the audit. There were no findings,
303 recommendations, deficiencies on internal control or instances of non-compliance; it was a
304 clean audit.

305 Ms. Cerbone relayed her conversation with the Bond Underwriter, who would call in the
306 summer of 2023 to discuss refinancing options for the Series 2012 Bond and to determine if a
307 better rate without extending the life of the loan is obtainable. The call date is November, 2023.

308 A Board Member asked, if the CDD refinanced the 2012 bond and got another to pay for
 309 the repaving project from the gatehouse to Pinfish Drive at the driving range, could the amount
 310 of those savings that would be captured to do the new project could be determined. Ms.
 311 Cerbone stated it is possible and there are other options. The CDD is required to delineate
 312 between General and Debt Service Fund activities and transferring the savings from one to the
 313 other may work without having to do another bond issuance. It is a trade-off to use funds to
 314 either reduce assessments or fund capital expenditures.

315 Ms. Cerbone continued presenting the Fiscal Year 2020 Audited Financial Statements.

316

317 **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-05,
 Hereby Accepting the Audited Financial
 Statements for the Fiscal Year Ended
 September 30, 2020**

318

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321

322 Ms. Cerbone presented Resolution 2021-05.

323

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**On MOTION by Mr. Robinson and seconded by Mr. Starlin, with all in favor,
 Resolution 2021-05, Hereby Accepting the Audited Financial Statements for the
 Fiscal Year Ended September 30, 2020, was adopted.**

327

328

329 **TENTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year
 2021/2022 Budget**

330

331

332 **A. Proof/Affidavit of Publication**

333 The affidavit of publication was included for informational purposes.

334 Ms. Cerbone reiterated her opening statement that the August 30, 2021 meeting
 335 opened and recessed and was reconvened today, due to weather conditions and to ensure
 336 safety for members of the public attending.

337 **B. Consideration of Resolution 2021-06, Relating to the Annual Appropriations and**
 338 **Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending**
 339 **September 30, 2022; Authorizing Budget Amendments; and Providing an Effective**
 340 **Date**

341 Ms. Cerbone presented one of several versions of the proposed Fiscal Year 2022 budget
 342 that were distributed during the meeting. The version in the agenda package included

343 landscaping costs, which the Board chose not to takeover at the last meeting. She reviewed
344 certain highlighted items.

345 The Board approved the following changes to the proposed Fiscal Year 2022 budget,
346 which differed from the version in the agenda package:

347 Page 1, "Security management services" Amount: "\$153,000" instead of "\$175,383"

348 Page 3, "Total expenditures" Amount: "\$971,801" instead of "1,359,215"

349 Page 3, "Excess/(deficiency) of revenues and over/(under) expenditure" Amount:
350 \$300,000 would be used to offset the \$971,801 total expenditures designated for the road
351 resurfacing on WHW, from 98 to entrance project, which results in \$671,801 in assessments
352 and avoiding an additional increase in assessments.

353 Fund Reserves Fiscal Year 2022 ending balance was \$1,511,302, of which, \$300,000 was
354 disbursed to the road resurfacing project and the remaining funds were earmarked for certain
355 other items.

356 **The meeting recessed at 12:29 p.m., and reconvened at 12:39 p.m.**

357 Mr. Holt referred to the funds designated for CDD road repairs and stated that funds
358 would be used to repair the varied levels between the curb and road in the neighborhoods,
359 which was the cause of his wife's recent biking accident injury; although that occurred on a POA
360 road.

361

362 **On MOTION by Mr. Robinson and seconded by Mr. Dean, with all in favor, the**
363 **Public Hearing was opened.**

364

365

366 Resident and landscape liaison Tom Kerins felt that the HOA and POA should figure out
367 how to work together instead of fighting against each other. He suggested adopting a
368 resolution to transfer \$100,000 or \$125,000 from "Unassigned" reserve funds to the road and
369 bridge line items, as he believed the CDD is receiving excess revenues. He referred to the July
370 figures and asked why homeowners should give the CDD additional funds when the CDD is not
371 spending the money it already acquired. Audience members concurred.

372 Ms. Cerbone stated that the reserve amounts are set by the Board; Staff typically makes
373 recommendations and provides options to the Board. Board Members discussed their views
374 about having reserves for unanticipated items instead of taking out a loan. The age of the
375 development, bridges and concerns of a major storm event occurring were discussed.

376 A resident asked what the reserve amount should be. A Board Member replied that
377 CDD Staff provides the Board with proposal amounts for upcoming projects to consider
378 including in the annual budget. A Board Member discussed the differences in the way the POA
379 and CDD allocate reserves. Ms. Cerbone stated that, if asked, she would recommend
380 transferring some unassigned funds to the road project, as the Board may choose to complete a
381 portion of the roads.

382 A resident voiced their opinion that the ponds need to be maintained or the alligator
383 weed will eventually ruin everything in the pond, which is why reserves are necessary.

384 A resident stated he tried to raise the impact fee for new builds to fund road repairs,
385 which may lower CDD assessments. The resident discussed reallocating some reserves and
386 building up reserves for road repairs. They felt that the CDD must do the work now.

387

388 **On MOTION by Mr. Starlin and seconded by Mr. Holt, with all in favor, the**
389 **Public Hearing was closed.**

390

391

392 Ms. Cerbone presented Resolution 2021-06. She reiterated the final line item figures
393 taken from a version of the proposed Fiscal Year 2022 budget that differed from the one in
394 agenda package. The following changes would be made to the distributed version of the Fiscal
395 Year 2022 budget:

396 Pages 2 and 6: Change title from "Transfer of WHW from 98 to entrance" to "Road
397 resurfacing"

398 Page 3, "Road projects" line item: Transfer in "\$150,000" from "Unassigned" funds.

399 Page 3, Footnote #3: Delete last two sentences

400 Page 5, "Security management services": Delete "in March of 2016" from the first
401 sentence and insert "The security services firm agreement is with the CDD" after the first
402 sentence and delete the remaining sentences

403

404 **On MOTION by Mr. Dean and seconded by Mr. Starlin, with all in favor,**
405 **Resolution 2021-06, Relating to the Annual Appropriations and Adopting the**
406 **Budget for the Fiscal Year Beginning October 1, 2021, and Ending September**
407 **30, 2022, as amended; Authorizing Budget Amendments; and Providing an**
408 **Effective Date, was adopted.**

409

410

411 ELEVENTH ORDER OF BUSINESS

Public Hearing to Hear Comments and
Objections on the Imposition of
Maintenance and Operation Assessments
to Fund the Budget for Fiscal Year
2021/2022, Pursuant to Florida Law

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- A. Proof/Affidavit of Publication
- B. Mailed Notice(s) to Property Owners

These items were included for informational purposes.

- C. Consideration of Resolution 2021-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Robinson and seconded by Mr. Holt, with all in favor, the Public Hearing was opened.

Mr. Kerins referred to his earlier comment and asked for assurance from the Board that they will spend funds for roadway projects. He questioned why the hole and rotted wood on the bridge were not repaired yet. A Board Member replied that it is for the same reason the POA boathouse is not repaired; there have been difficulties in engaging contractors to perform the work, obtaining three proposals and an overall labor pool shortage. Mr. Kerins was asked to send Ms. Cerbone his ongoing list of repair items.

Ms. Cerbone recommended implementing the process of revising the layout of the agenda, collecting Staff Members’ action items after each meeting and the process of CDD Staff sending their monthly activity reports to her to email to the Board, which would help ensure that projects are being finalized.

On MOTION by Mr. Dean and seconded by Mr. Starlin, with all in favor, to implementing the process of CDD Staff providing their monthly activity reports to Ms. Cerbone to email to the Board, was approved.

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On MOTION by Mr. Balduf and seconded by Mr. Robinson, with all in favor, the Public Hearing was closed.

Ms. Cerbone presented Resolution 2021-07.

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On MOTION by Mr. Dean and seconded by Mr. Balduf, with all in favor, Resolution 2021-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2021

Ms. Cerbone presented the Unaudited Financial Statements as of July 31, 2021

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On MOTION by Mr. Balduf and seconded by Mr. Stalin, with all in favor, the Unaudited Financial Statements as of July 31, 2021, were accepted.

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THIRTEENTH ORDER OF BUSINESS

Approval of Minutes

Ms. Cerbone presented the following meeting minutes:

- A. December 7, 2020 Regular Meeting**
- B. June 7, 2021 Regular Meeting**

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On MOTION by Mr. Balduf and seconded by Mr. Robins, with all in favor, the the December 7, 2020 Regular Meeting Minutes and the June 7, 2021 Regular Meeting Minutes, as presented, were approved.

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FOURTEENTH ORDER OF BUSINESS

Staff Reports

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

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486

Ms. Womack stated that the cutting event would be completed soon and the monitoring event would commence in September. The mitigation areas and water quality monitoring would commence in November.

487 Mr. Holt asked to how often trees blocking the lake view are cut down, as this was not
488 how it was when he purchased the lot. Ms. Womack stated approval from the Florida
489 Department of Environmental Protection (FDEP) would be required before cutting, as they are
490 not allowed to touch the grasses in the conservation easement areas. She would report her
491 findings. Approval to hand cut about 50% of trees in selected areas was denied, which is the
492 same treatment done for the natural buffer areas.

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

494 Mr. Burke discussed his conversation with St. Joe Representatives Mike Jameson and
495 Bridget Sikes and stated that St. Joe is close to finishing the back exit road to where a golf cart
496 can get through; it would have a drop-down collar to allow vehicles to exit during an
497 emergency; they were close to resolving this part. The damaged control box at the gate would
498 be replaced with a different type. There were no discussions about allowing golf cart access to
499 Origins.

500 Mr. Burke introduced his Associate, Mr. Nick Caruso, who will assist on CDD matters.

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

502 There was no report.

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

504 **I. 455 Registered Voters in District as of April 15, 2021**

505 There were 455 registered voters residing in the District as of April 15, 2021.

506 **II. Update: Microphones and Stands – Purchased and Delivered to Eddie Levick for**
507 **CDD Meetings**

508 Ms. Cerbone stated that the equipment arrived and was in use today.

509 **III. Drop Down Covers – POA Declined CDD Offer at This Time**

510 **IV. NEXT MEETING DATE: October 4, 2021 at 2:00 P.M. (Central Time)**

- 511 • **CONSIDER TIME CHANGE TO 3:00 P.M.**

512 The Board agreed to change the meeting start times to 3:00 p.m., Central Time.

513

514 **On MOTION by Mr. Dean and seconded by Mr. Starlin, with all in favor,**
515 **authorizing Staff to change the meeting start times from 2:00 p.m., Central**
516 **Time, to 3:00 p.m. Central Time, revise the Fiscal Year 2022 Meeting Schedule**
517 **to reflect the new start time and advertise accordingly, was approved.**

518

519

520 • **QUORUM CHECK**

521 The next meeting will be held on October 4, 2021 at 3:00 p.m., Central Time.

522

523 **FIFTEENTH ORDER OF BUSINESS****Board Member Comments**

524

525 There were no Board Members comments.

526

527 **SIXTEENTH ORDER OF BUSINESS****Public Comments**

528

529 Resident David Fleet gave historical information to Ms. Womack for use in discussions
530 with the FDEP, whereby, in 2010, volunteers were allowed to hand cut down the wax myrtles
531 but not the saw grasses, as it was so overgrown the water was not visible and they did not exist
532 in the original permit.

533

534 **SEVENTEENTH ORDER OF BUSINESS****Action Item Recap**

535

536 ➤ CDD Staff to email monthly reports to Ms. Cerbone to email to the Board.

537 ➤ Mr. Carroll to be notified to provide updates at the October meeting about the changes
538 that were made to the RFP, which is to go out in September.

539 ➤ Ms. Womack to contact FDEP regarding maintaining water areas for better visibility.

540 ➤ Mr. Womack to provide a synopsis of the CDD lake bank conditions and any immediate
541 action needed for erosion versus optional work.

542 ➤ Mr. Carroll and Ms. Womack to advise the contractor to do the stormwater cleanout
543 and, if unavailable, they would look for another contractor. Ms. Allewelt to provide contact
544 information for other contractors and Ms. Womack to discuss the possibility of the POA
545 negotiating a contract to do its repairs simultaneously with the CDD.

546 ➤ Ms. Womack, Mr. Burke and Ms Cerbone to review the POA Agreement to clarify that
547 the POA, not CDD, would incur all costs associated with maintenance, removal and replacement
548 of all trees, specifically those in the CDD ROW.

549 ➤ Board Members to submit Post Order changes to Ms. Cerbone. Mr. Burke and Ms.
550 Cerbone, after review, would email a draft to the POA for review.

551 ➤ Ms. Womack and Mr. Carroll to review the surveys to determine whether the drainage
552 cuts were designed properly and report the findings at the next meeting.

553 Mr. Kerins reiterated his request to have the hole and rotted wood at the southwest
554 corner on the bridge repaired.

555 Discussion ensued regarding reviewing the surveys to determine if drainage cuts were
556 designed properly or needs adjustments. Ms. Cerbone stated that the Board wants all drainage
557 outlets identified and reports on those that need adjustments.

558 ➤ Ms. Womack and Mr. Carroll to inspect the culvert and two drainage pipes on both sides
559 of the road, next to the power line just before Marsh Rabbit Run, as erosion issues were
560 identified, and report their findings.

561 Mr. Balduf thanked Jeff and Eddie for doing the sound work today and the homeowners
562 for their feedback; this was the largest group in attendance in several years.

563 A Board Member reminded those in attendance that they are all neighbors and, while
564 everyone does not have to agree with everyone, all have a right to say what they think.

565

566 **EIGHTEENTH ORDER OF BUSINESS**

Adjournment

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

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570 **On MOTION by Mr. Balduf and seconded by Mr. Dean, with all in favor, the**
571 **meeting adjourned at 1:33 p.m., Central Time.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

16D

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