

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT
DISTRICT**

December 5, 2022

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Lake Powell Residential Golf Community Development District

OFFICE OF THE DISTRICT MANAGER

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

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

November 28, 2022

ATTENDEES:

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

Board of Supervisors

Lake Powell Residential Golf Community Development District

Dear Board Members:

The Board of Supervisors of the Lake Powell Residential Golf Community Development District will hold a Regular Meeting on December 5, 2022, 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. Administration of Oath of Office to Newly Elected Supervisors, David Dean **[Seat 2]** and Frank Self **[Seat 5]** (*the following to be provided in separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B, Memorandum of Voting Conflict
4. Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date
5. District Counsel: Discussion/Consideration/Update
 - A. St. Joe
 - Cost Share – Covington Bridge Repair Work
 - B. Agreements Sent to POA
 - I. POA Maintenance Agreement

- Landscape Standards
 - II. POA Agreement for Stormwater Facility Management Services
 - III. POA Boat House Lease
 - C. Joint Meeting with POA
 - D. Other
6. District Engineer: Discussion/Consideration/Update
- A. Proposals for Road Striping
 - B. Drainage Improvements [Sweetwater Bay Trail and Wild Heron Way Intersection]
 - C. Mailbox
7. District Ecologist: Discussion/Consideration/Update
- A. Proposals for Conservation Area Sign Replacements
 - B. Proposals for Road Side Slope Work
 - C. Wild Heron Conservation Easement Land Exchange
 - D. Pond Aerators/Inspection
 - The Lake Doctors, Inc., Water Management Agreement
 - E. Ratification Items
 - I. Marsh Point Lane/New Leaf Tree Service Estimate
 - II. Lost Cove Dry Pond/New Leaf Tree Service Estimate
8. Acceptance of Unaudited Financial Statements as of October 31, 2022
9. Approval of October 3, 2022 Regular Meeting Minutes
10. Staff Reports
- A. Ecologist/Operations: *Cypress Environmental of Bay County, LLC*
 - B. District Counsel: *Burke Blue*
 - C. District Engineer: *McNeil Carroll Engineering, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. TriCorps Security Increased Billing Rates

II. NEXT MEETING DATE: February 6, 2023 at 3:00 P.M. (Central Time)

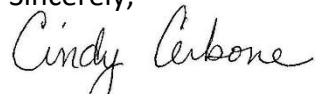
• QUORUM CHECK

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
Frank Self	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Board Member Comments
12. Public Comment
13. Action Item Recap
14. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez (561) 512-9027.

Sincerely,



Cindy 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**

4

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lake Powell Residential Golf Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

 Cindy Cerbone is appointed Assistant Secretary.

 Jamie Sanchez is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 5th day of December, 2022.

ATTEST:

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

7A

Advanced Sign Solutions
 7518 McElvey Road
 Panama City Beach, FL 32408
 US
 (850) 914-9925
 support@adv-signs.com
 www.adv-signs.com

Estimates



ADDRESS
Bethany Womack Cypress Environmental PO Box 16062 Panama City, FL 32406

SHIP TO
Bethany Womack Cypress Environmental 2352 Lisenby Avenue Panama City 32405

ESTIMATES #	DATE
7664	10/21/2022

ACTIVITY	QTY	RATE	AMOUNT
Digitally Printed Sign - Custom CUSTOM DIGITALLY PRINTED SIGNS AS DESCRIBED BY CLIENT GREEN COPY WHITE BACKGROUND SUBSTRATE: 1/8" ALUMINUM COMPOSITE PRINT: UV LAMINATED VINYL PRINT	500	14.25	7,125.00T

50% DEPOSIT REQUIRED OR EXECUTED PO# FOR GC LED PROJECT WORK

SUBTOTAL	7,125.00
TAX (7%)	498.75
TOTAL	\$7,623.75

ALL SIGNS ARE MANUFACTURED BY ADVANCED SIGN SOLUTIONS AND SHOULD BE CONSIDERED EQUAL OR BETTER TO ARCHITECTURAL SPECIFICATIONS IF APPLICABLE.

PROPOSALS ARE BASED ON BEST INFORMATION PROVIDED BUT MAY CHANGE DUE TO CHANGES IN QTY, MATERIAL OR OTHER REASONS AT ADVANCED SIGNS DISCRETION. ANY CHANGES IN PRICING WILL BE COMMUNICATED PRIOR TO EXECUTION.

PROPOSALS ARE VALID FOR UP TO 45 DAYS FROM DATE ISSUED; PRICING NOT GUARANTEED OUTSIDE OF THIS TIME PERIOD.

All proposals, artwork, concepts and designs are confidential and may not be distributed without the express written consent of an officer of Sightline Creative Inc dba Advanced Sign Solutions. Any distribution of Advanced Sign Solutions artwork used in any capacity in the design and production of signage NOT by Advanced Sign Solutions, constitutes acceptance of a \$500 per artwork/sign charge by the client

Accepted By

Accepted Date

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

7B

EXTREME LAND CLEARING & EXCAVATION

CGC1522062

CUC1225898

P.E. 85362

WILD HERON ROADSIDE EDGE GRADING SCHEDULE OF VALUES

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
10/3/2022				
GENERAL CONDITIONS (MOB, MOT, CLEANUP)	LS	1	\$21,481.20	\$21,481.20
			SUB-TOTAL	\$21,481.20
MARSH RABBIT RUN				
FILL DIRT	CY	147	\$25.69	\$3,776.43
GRADE ROADSIDE EDGE	LF	3,050	\$2.86	\$8,723.00
SOD	SY	1,358	\$8.23	\$11,176.34
			SUB-TOTAL	\$23,675.77
TRUMPET TRAIL				
FILL DIRT	CY	22	\$25.69	\$565.18
GRADE ROADSIDE EDGE	LF	456	\$2.86	\$1,304.16
SOD	SY	206	\$8.23	\$1,695.38
			SUB-TOTAL	\$3,564.72
FOX GLEN TRACE				
FILL DIRT	CY	43	\$25.69	\$1,104.67
GRADE ROADSIDE EDGE	LF	896	\$2.86	\$2,562.56
SOD	SY	404	\$8.23	\$3,324.92
			SUB-TOTAL	\$6,992.15
MARSH POINT LANE				
FILL DIRT	CY	92	\$25.69	\$2,363.48
GRADE ROADSIDE EDGE	LF	1,916	\$2.86	\$5,479.76
SOD	SY	863	\$8.23	\$7,102.49
			SUB-TOTAL	\$14,945.73
ARROWHEAD TERRACE				
FILL DIRT	CY	30	\$25.69	\$770.70
GRADE ROADSIDE EDGE	LF	620	\$2.86	\$1,773.20
SOD	SY	279	\$8.23	\$2,296.17
			SUB-TOTAL	\$4,840.07
MEADOWLARK WAY				
FILL DIRT	CY	127	\$25.69	\$3,262.63
GRADE ROADSIDE EDGE	LF	2,642	\$2.86	\$7,556.12
SOD	SY	1,189	\$8.23	\$9,785.47
			SUB-TOTAL	\$20,604.22
SWEETBAY TRAIL				
FILL DIRT	CY	119	\$25.69	\$3,057.11
GRADE ROADSIDE EDGE	LF	2,466	\$2.86	\$7,052.76
SOD	SY	1,110	\$8.23	\$9,135.30
			SUB-TOTAL	\$19,245.17

DAYFLOWER DRIVE				
FILL DIRT	CY	87	\$25.69	\$2,235.03
GRADE ROADSIDE EDGE	LF	1,796	\$2.86	\$5,136.56
SOD	SY	809	\$8.23	\$6,658.07
SUB-TOTAL				\$14,029.66

TURTLEBACK TRAIL				
FILL DIRT	CY	123	\$25.69	\$3,159.87
GRADE ROADSIDE EDGE	LF	2,558	\$2.86	\$7,315.88
SOD	SY	1,152	\$8.23	\$9,480.96
SUB-TOTAL				\$19,956.71

GRAND TOTAL \$149,335.40

QUALIFICATIONS:

1) PRICE BASED ON ESTIMATED QUANTITIES FROM FIELD VISIT. CBC SUGGESTION WOULD BE TO PROVIDE DELIVERY TICKETS TO OWNER FOR FINAL PAYMENT. QUANTITIES SHOULD NOT EXCEED THE TOTALS ABOVE.

EXTREME LAND CLEARING & EXCAVATION, LLC. dba CBC CONSTRUCTION

STEVEN J
 CLEMENTS
 Digitally signed
 by STEVEN J
 CLEMENTS
 Date: 2022.10.03
 16:47:39 -05'00'

**STEVEN J. CLEMENTS, P.E.
 CEO**

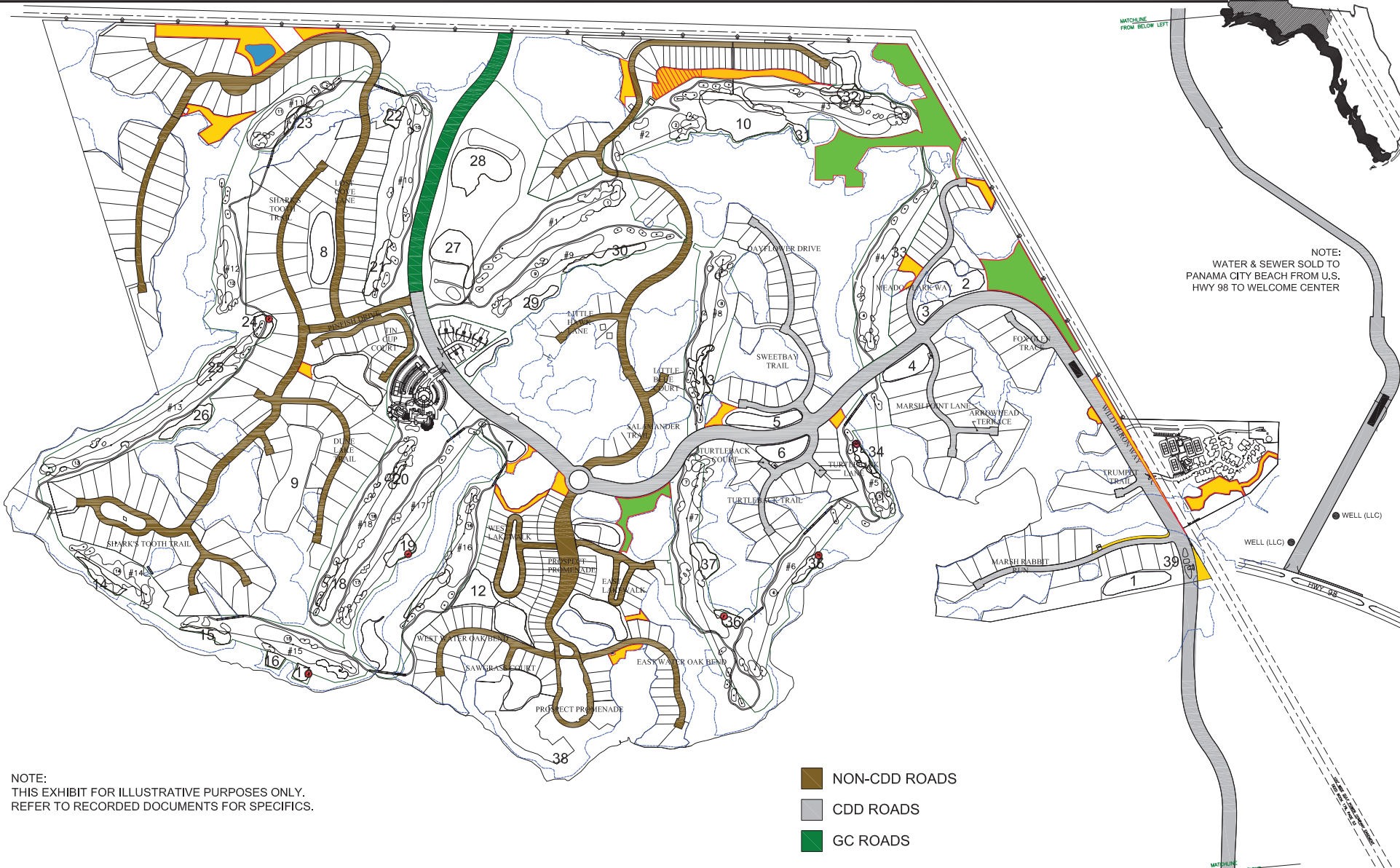
**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

7C

Unincumbered CDD/POA Conservation Easement Properties

Line	Area	ACREGE	Notes	Parcel ID
1	POA Pond area on Lost Cove Lane (LCL)	2.810 *2.060*	Incl: (.75 ac) Pond Minus (.75 ac) Pond	35159-120-000
2	POA Pond area LCL East of St. Joe Lot	0.250		35159-120-000
3	POA WHW (Courts to Bridge)	0.468		35159-120-000
4	POA (Turtleback to Wild Heron Way (WHW)	0.205		35159-120-000
5	POA West side of WHW traffic circle	0.220		35159-120-000
6	POA NW of Sharkstooth and Otter Pt.	0.200		35220-040-000
7	POA btwn Salamander and GC holes 2 & 3	2.235	East half = 1.235	35220-040-000
8	Sub-TOTAL POA:	6.388 Includes wet pond	5.388 ac. Using the eastern 1.235 ac. half of area north of Golf Course Minus LCL pond (.75) 4.638 ac.	
9	CDD Dry Pond behind Balduf Lot	1.165		35159-110-000
10	CDD Salamander Pond 1	0.475		35159-110-000
11	CDD Salamander Pond 2	0.370		35159-110-000
12	CDD 1632 Meadowlark Way SFR Lot	0.375		35159-110-000
13	CDD Meadowlark Dry Pond	0.412		35159-110-000
14	CDD Meadowlark/WHW Pond	0.805		35159-050-000
15	CDD Courts	1.290		35159-110-000
16	CDD Next to Reed Lot on WHW	0.150		35159-110-000
17	CDD Marsh Rabbit Run	0.200		35159-110-000
18	CDD E. Water Oak Bend	0.326		35159-110-000
19	CDD E. end of E. Lake Walk Cir. Pond	0.153		35159-110-000
20	CDD W. Lake Walk Circle-North	0.387		35159-110-000
21	CDD W. Lake Walk Circle-South	0.177		35159-110-000
22	CDD Corner Sharkstooth and Old Oak Tr	0.150		35159-110-000
23	CDD Sharkstooth Trail Pond	0.167		35159-110-000
24	CDD East end of Pond (7) WHW	0.023		35159-050-000
25	CDD WHW (W. End of Pond 5)	0.400		35159-050-000
	CDD Trails	0.460		35159-110-000
26	Sub-Total CDD:	7.174		
27	TOTAL RECOMMENDED COMBINED CDD/POA AVAILABLE:	11.812	POA (4.638) plus CDD (7.174) Excludes wet pond of line 1 Includes only eastern half of line 7	
28	CDD WHW near traffic circle	1.35		
29	CDD East of Pond 2 to power lines on WHW	3.40		35159-040-000
30	CDD North of Meadowlark Way	5.50		35159-040-000
				35159-040-000
	TOTAL IDENTIFIED TO ACQUIRE:	10.25		

Date: Apr 29, 2008, 11:14am User ID: REF File: P:\60521 LP CDD DRAWING\60521-Exhibits POA & CDD -VNB-Signage-Roads.dwg
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NOTE:
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 REFER TO RECORDED DOCUMENTS FOR SPECIFICS.

- NON-CDD ROADS
- CDD ROADS
- GC ROADS

NOTE:
 WATER & SEWER SOLD TO
 PANAMA CITY BEACH FROM U.S.
 HWY 98 TO WELCOME CENTER

REV	DATE	BY	REVISIONS
3	29 APR 08	REF/JHS	REVISED NON-CDD ROADS SHADING
2	22 APR 08	REF/JHS	APRIL 2008 UPDATE
1	AUG 07	REF/JHS	REVISED PER AUGUST 2007 TRANSFERS

SCALE:
DESIGNED BY: REF/JHS
DRAWN BY: REF
REVIEWED BY: JHS
ISSUE DATE: 14 APR 08
ACAD FILE NAME: 60521-ee_poa & cdd

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 (850)763-5200 Fax(850)769-0730 panhandleengineering.com

EXHIBIT "B-1"
CDD & NON-CDD ROADS
WILD HERON
 BAY COUNTY, FLORIDA

James H. Stenho, P.E. 0000039197 James M. Southall, P.E. 0000039637 DPR CERTIFICATION No. EB-0007806	SHEET NUMBER 1 OF 5 PROJECT NUMBER 60521
--	--

CDD & NON-CDD ROADS



NOTE:
WATER & SEWER SOLD TO
PANAMA CITY BEACH FROM U.S.
HWY 98 TO WELCOME CENTER

NOTE:
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REFER TO RECORDED DOCUMENTS FOR SPECIFICS.

THE STORMWATER PUMP STATIONS (6) (STMIPS) ARE OWNED
& MAINTAINED BY THE CDD.

POA IS RESPONSIBLE FOR MAINTENANCE AND
ENFORCEMENT OF VEGETATED NATURAL BUFFERS
WITHIN BUILDING LOTS & GRASSED ROAD SIDE SWALES
WITHIN POA RIGHT-OF-WAYS.

- WILD HERON POA STORMWATER MANAGEMENT, (VNB & ROAD SIDE SWALES)
- CDD STORMWATER MANAGEMENT LAKES & BASINS, (VNB & ROAD SIDE SWALES)
- GOLF COURSE ENVELOPE
- GOLF COURSE STORMWATER MANAGEMENT, LAKES & BASINS

REV	DATE	BY	REVISIONS	SCALE
4	12 MAY 08	REF/JHS	ADD STORMWATER PUMP STATION NOTATION	DESIGNED BY: JHS
3	29 APR 08	REF/JHS	REVISED POA STM MGMT. SHADING & REVISED NOTES	DRAWN BY: REF
2	22 APR 08	REF/JHS	APRIL 2008 UPDATE	REVIEWED BY: JHS
1	AUG 07	REF/JHS	REVISED PER AUGUST 2007 TRANSFERS	ISSUE DATE: 01 JUNE 08
NOT	RELEASED FOR CONSTRUCTION	BY:	DATE:	ACAD FILE NAME: CDD & NON CDD

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 (850)763-5200 Fax(850)769-0730 panhandleengineering.com

EXHIBIT "B-2"
CDD & NON-CDD STORMWATER MANAGEMENT
LAKES & BASINS AT WILD HERON
 BAY COUNTY, FLORIDA

James H. Skrinha, P.E. 0000039197
 James M. Southall, P.E. 0000039637
 DPR CERTIFICATION No. EB-0007606

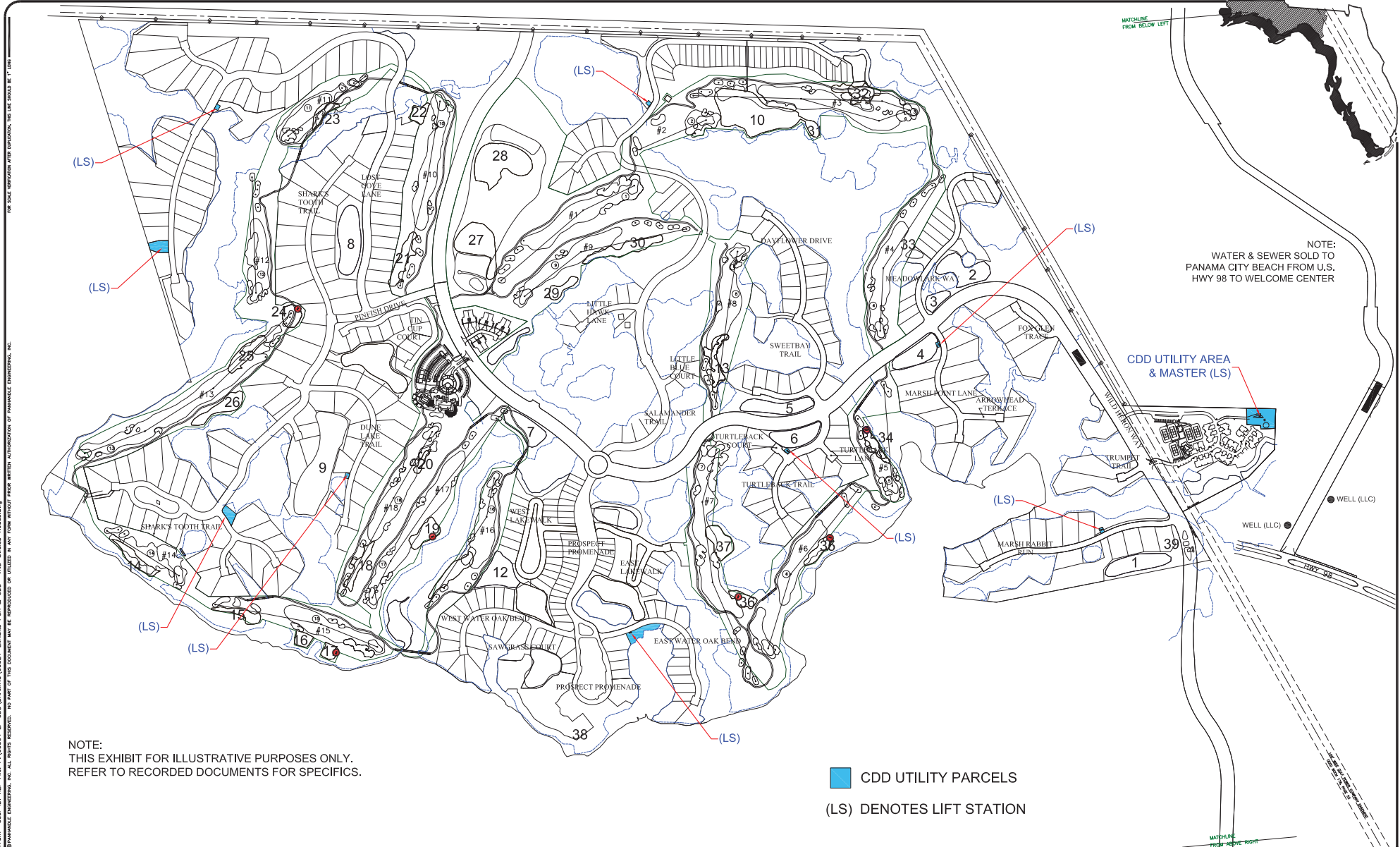
SHEET NUMBER
2 of 5

PROJECT NUMBER
60521

Date: May 12, 2008, 3:32pm User: ID: REF File: P:\60504_LP_CDD\060504\060521-Exhibit B-2-POA & CDD - VNB-Swales-Roads.dwg
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CDD & NON-CDD STORMWATER MANAGEMENT LAKES & BASINS

DATE: Apr 29, 2008, 9:47am User ID: REF File: P:\00004 LP CDD\DRAWING\60521-Exhibits PCA & CDD -WB-Service-Roads.dwg
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NOTE:
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CDD UTILITY PARCELS
 (LS) DENOTES LIFT STATION

REV	DATE	BY	REVISIONS

SCALE: . . . DESIGNED BY: REFJMS DRAWN BY: REF REVIEWED BY: JHS ISSUE DATE: 22 APR 08 ACAD FILE NAME: 60521-04.pcd & cdd	PANHANDLE ENGINEERING, INC. ENVIRONMENTAL ENGINEERS • CIVIL ENGINEERS • LAND PLANNERS 3005 SOUTH HIGHWAY 77 LYNN HAVEN, FLORIDA 32444 (850)763-5200 Fax(850)769-0730 panhandleengineering.com
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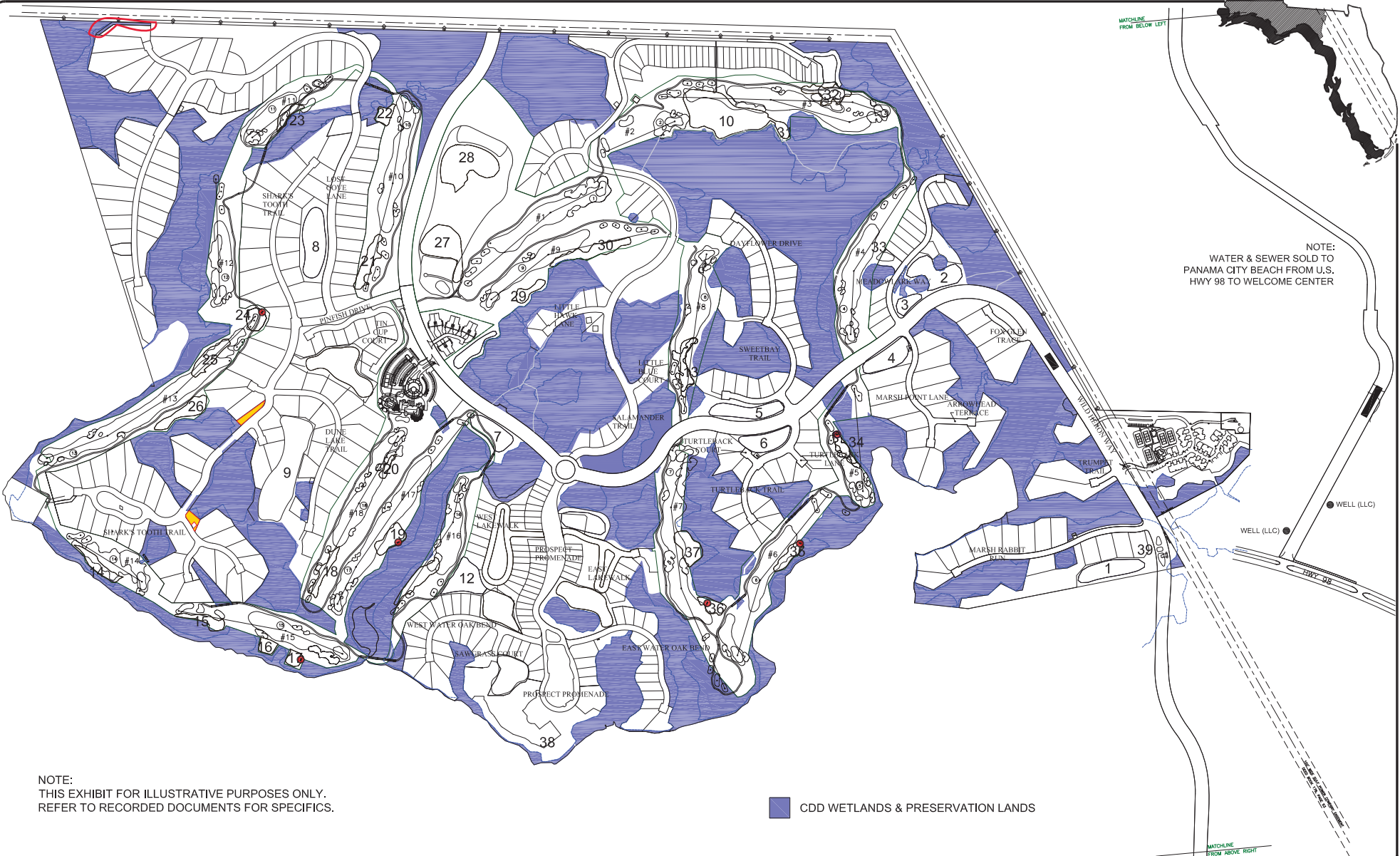
EXHIBIT "B-3"
CDD UTILITY PARCELS
WILD HERON
BAY COUNTY, FLORIDA

SHEET NUMBER
3 OF **5**
 PROJECT NUMBER
60521
James H. Stroh, P.E. 0000039197
 James M. Southall, P.E. 0000039637
 DPR CERTIFICATION No. EB-0007806

MATCHLINE FROM BELOW LEFT
 MATCHLINE FROM BELOW RIGHT
 MATCHLINE FROM ABOVE RIGHT
 WELLS (LLC)

CDD & NON-CDD ROADS SHT 3

Date: Apr. 29, 2008, 9:46am User ID: REF File: P:\00004 LP CDD\DRAWINGS\60521-Exhibits PCA & CDD -WB-Swales-Roads.dwg
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■ CDD WETLANDS & PRESERVATION LANDS

REV	DATE	BY	REVISIONS
2	22 APR 08	REF/JHS	APRIL 2008 UPDATE
1	AUG 07	REF/JHS	REVISED PER AUGUST 2007 TRANSFERS
NOT			RELEASED FOR CONSTRUCTION BY: DATE:

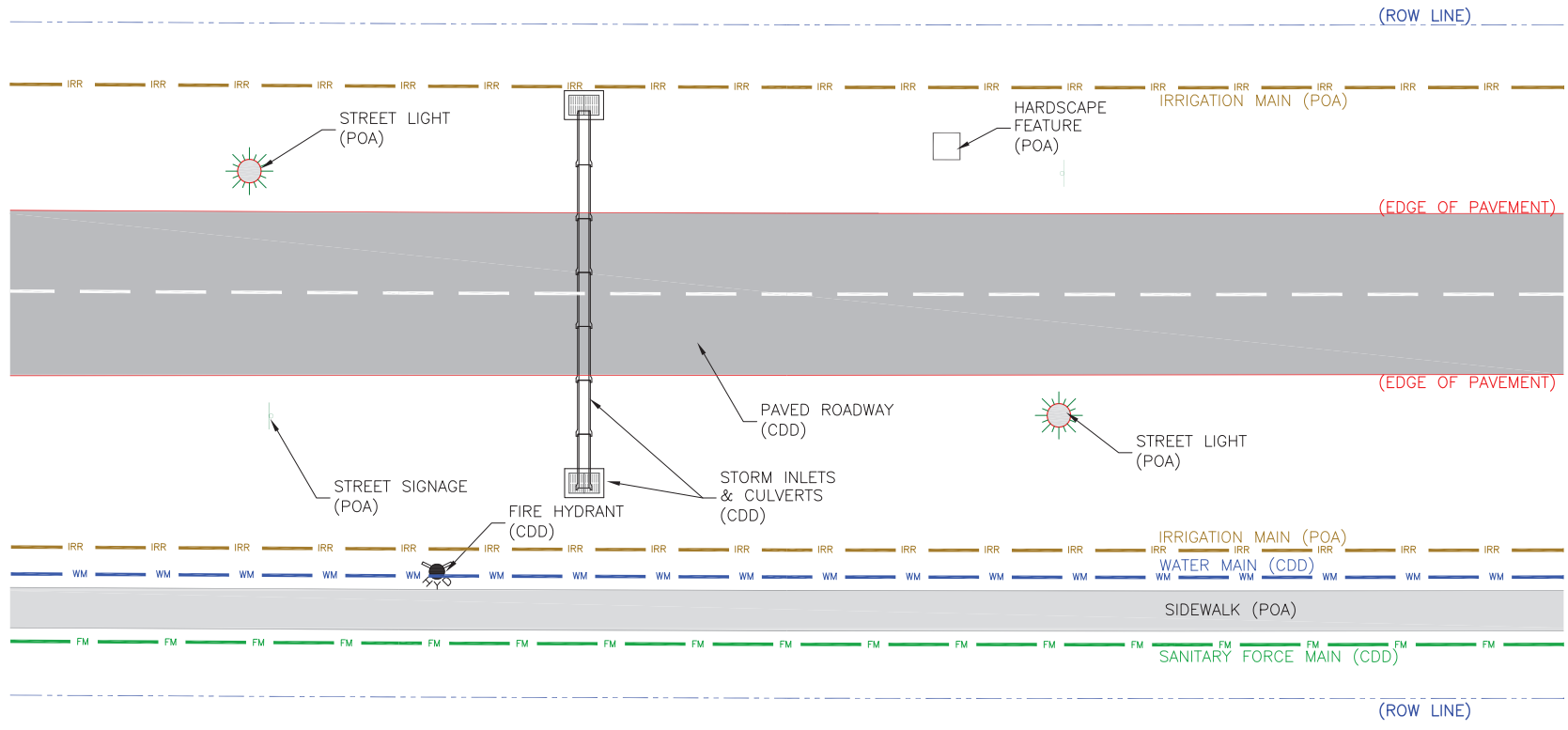
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 (850)763-5200 Fax(850)769-0730 panhandleengineering.com

EXHIBIT "B-4"
CDD WETLANDS & PRESERVATION LANDS
WILD HERON
 BAY COUNTY, FLORIDA

James H. Storing, P.E. 0000039197 James M. Southall, P.E. 0000039637 DPR CERTIFICATION No. EB-0007806	SHEET NUMBER 4 OF 5 PROJECT NUMBER 60521
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CDD WETLANDS & PRESERVATION LANDS SHEET 4

Date: Apr 29, 2008, 9:45am User ID: REF File: P:\00004 LP CDD\DRAWING\60521-Exhibits POA & CDD -WB-Series-Roads.dwg
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NOT RELEASED FOR CONSTRUCTION BY: DATE:			

SCALE:
DESIGNED BY: JHS
DRAWN BY: REF
REVIEWED BY: JHS
ISSUE DATE: 01 JUNE 06
ACAD FILE NAME: CDD & NON CDD

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 (850)763-5200 Fax(850)769-0730 panhandleengineering.com

EXHIBIT "B-5"
WILD HERON WAY
WILD HERON
BAY COUNTY, FLORIDA

James H. Storing, P.E. 0000039197
 James M. Southall, P.E. 0000039637
 DPR CERTIFICATION No. EB-0007806

SHEET NUMBER	5 OF 5
PROJECT NUMBER	60521

WILD HERON WAY SHT 5

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

7D



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

October 28, 2022

Lake Powell Residential 728274
Panama City Beach, FL.

The ponds looked great today. Low levels of algae and underwater vegetation. It is typical for the growth to slow down this time of the year as the temperatures begin to drop.

Marsh Rabbit Run: No major issues, one of the outflows was clogged with primrose but I was able to get it cleaned out.



Figure 1 Marsh Rabbit Run

Meadowlark Large Pond: Torpedo grass along the bank creating a nice buffer zone, we can treat this easily as needed. It is beneficial to keep some.



Figure 2 Meadowlark large pond



Figure 3 Meadowlark large pond

Meadowlark Small Pond: Pond is doing great; beneficial number of lilies and the aerators are functioning properly.



Figure 4 Meadowlark small pond

Marsh point: This pond has small amounts of algae returning. This is worth monitoring and we will treat if it gets worse. Notice the algae in between the fragrant water lilies.



Figure 5 Marsh Point

Sweetbay: Pond looks great, uniform amount of maidencane around the edge of the pond, great for filtering runoff.



Figure 6 Sweetbay

Turtleback: Beautiful Pond, no issues. The pickerelweed growing along the shoreline is very beneficial. Small amounts of southern water grass in the corner but this is not concerning as it helps filter out nutrients.



Figure 7 Turtle back

1520 Salamander Tr: There is still some slender spikerush along the bottom but this is not causing any issues as of now. It creates a good fish habitat.



Figure 8 1520 salamander, no problems

1576 Salamander Trail: Good results from last treatment on the slender spikerush and algae. Overall, the pond looks great.



Figure 9 1576 salamander

West Wateroak Bend: beautiful lily pond with lots of mitigation along the shoreline.
No issues!



Figure 10 West wateroak,

East Wateroak Bend: Another healthy lily pond. No issues.



Figure 11 East Wateroak

Sawgrass Ct: Nice beneficial number of lilies, and clean uniform emergents. No need for treatment at this time.



Figure 12 Sawgrass Ct

Clubhouse: Beautiful natural pond. The aerators are functioning properly.



Figure 13 Clubhouse

Lost Cove Lane: Once again, I didn't notice any major issues. The pond is healthy and functioning properly.



Figure 14 Lost cove lane

Linkside: I noticed small amounts of bladderwort returning to this pond. I will keep and eye on this and we can treat it as needed. Lots of wildlife around this pond; ducks, fish, frogs, etc.



Figure 15 Linkside

Dune Lake Trail: Beautiful natural pond. Nice uniform amount of emergent vegetation along the shoreline. No issues at all.



Figure 16 Dune lake trail

This month the ponds look great and there is no need for immediate attention. All ponds are beautiful in their natural state and they create a healthy ecosystem for all the animals living in and around them. Please reach out if you have any questions!

Sincerely,

Pasco Gibson

Pasco Kyler Gibson, B.S.
Sales Manager



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

Water Management Agreement Monitoring

This Agreement, made this _____ day of _____, 20__ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

NAME Lake Powell Residential Golf CDD c/o Wrathell Hunt & Associates

BILLING ADDRESS 2300 Glades Road, Suite 410W

CITY Boca Raton **STATE** FL **ZIP** 33431 **PHONE** (850) 624-4449

EMAIL ADDRESS bethany@cypressenvironmental.com

IF YOU WOULD LIKE YOUR INVOICE EMAILED, CHECK HERE:

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____

PURCHASE ORDER: _____

The parties hereto agree to follows:

A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s): **Fifteen ponds at Lake Powell Residential (wild Heron), Panama City Beach, FL. Monitoring months are January, April, July, and October.**

B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1	Quarterly inspections of 15 ponds with recommendations on any applications	\$	1063.00 quarterly
2	Emailed reports with cost estimates of any recommended applications	\$	Included
Total of Services Accepted		\$	1063.00 quarterly

Note: this does not include any costs associated with any applications. Recommended applications will be quoted separately.

The above sum-total shall be due and payable in quarterly installments of **\$1063.00** including any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

C. THE LAKE DOCTORS agrees to monitor, weather permitting, from the date of receipt of this Agreement and /or required government permits.

D. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before December 23, 2022.

E. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed _____ Dated _____

Pasco Gibson, Sales Manager

Name _____

TERMS AND CONDITIONS

Beneficial Monitoring

1. The Beneficial Monitoring Program will be conducted in a manner consistent with good water management practice using accepted methods and techniques when applicable.
2. THE LAKE DOCTORS is not responsible for loss of plants beyond the control of THE LAKE DOCTORS. CUSTOMER understands that common causes for loss of beneficial aquatic plants can be due by many factors including high water, low water, ducks and waterfowl, poor landscaping practices such as weed eating, herbivorous fish and overgrowth by noxious undesirable weeds.
3. If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
4. THE LAKE DOCTORS shall maintain the following insurance coverage and limits; (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
5. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented from rendering specified services by any of the conditions, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising therefrom. CUSTOMER shall have thirty (30) days after receipt of said notice to terminate this Agreement by notifying THE LAKE DOCTORS in writing.
6. CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
7. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others for indirect, special or consequential damages resulting from any cause whatsoever.
8. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement.
9. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
10. This Agreement is assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
11. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
12. Agreements that include debris removal shall consist of: Casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. will be removed during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris are not included.

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

7E1

November 22, 2022 ESTIMATE

Lake Powell Residential Golf CDD

c/o Wrathell, Hunt and Associates

2300 Glades Road, Suite 410W

Boca Raton, Florida 33431



**NEW LEAF
TREE SERVICE**

PROFESSIONAL TREE TRIMMING & REMOVAL
PO Box 611116, Rosemary Beach, FL 32461
850-890-4258

Scope of work - Marsh Point Lane, Wild Heron

o Cut Tai-Tai and other undesirable growth identified

o Keep all Sweet Bay (Silver backed leaves)

o Keep fine textured green ground cover

a All cut debris removed and taken to disposal facility

o May use hand clippers, hedge trimmers, angled trimmer and walk behind brush trimmer.

ESTIMATED 2½ - 3 days @ 1500.00 per day

Thank You,

Mark Dragonette

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

7E11

November 29, 2022 INVOICE 1348



**NEW LEAF
TREE SERVICE**

PROFESSIONAL TREE TRIMMING & REMOVAL
PO Box 611116, Rosemary Beach, FL 32461
850-890-4258

Lake Powell Residential Golf CDD

cb Wrathell, Hunt and Associates

2300 Glades Road, Suite 410W

Boca Raton, Florida 33431

Scope of Work - Lost Cove Dry Pond Area, Wild Heron		
6 dead pines on east end of pond	cut to ground level	
1 large dead pine without bark	cut to ground level	
1 large dead pine	cut to ground level	
2 dead pines	cut to ground level	
1 dead pine in cluster	cut to ground level	
1 dead pine outside of cluster	cut to ground level	
1 fallen pine in dry bed	cut up and removed	
1 lone dead pine on south side of pond	cut to ground	
1 dead pine in mid center east of dry pond	cut to ground	
All debris removed and taken to disposal facility		
Southwest end in Conservation Area		
2 large dead pines cut & dropped	Cut wood remains	In conservation area.
JOB COMPLETE. AMOUNT NOW DUE \$		3880 ⁰⁰

Thank You! Mark Dragonette

Dethany Womack

Approved for Payment - 12-1-2022
Please code to 537.460

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2022**

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2022**

	General Fund	Debt Service Fund Series 2012	Total Funds
ASSETS			
Operating accounts			
BB&T	\$ 156,769	\$ -	\$ 156,769
Wells Fargo - operating*	445,496	-	445,496
Centennial Bank	257,486	-	257,486
FineMark			
Designated - stormwater compliance	127,064	-	127,064
Undesignated	121,747	-	121,747
FineMark - ICS	738,637	-	738,637
Investments			
Revenue	-	21,918	21,918
Reserve	-	219,431	219,431
Sinking	-	220,000	220,000
Prepayment A	-	7,809	7,809
Interest	-	84,694	84,694
Due from other	9,850	-	9,850
Deposits	2,075	-	2,075
Assessments recivables	5,647	3,620	9,267
Total assets	<u>\$ 1,864,771</u>	<u>\$ 557,472</u>	<u>\$ 2,422,243</u>
LIABILITIES & FUND BALANCES			
Due to other	\$ -	\$ 3,400	\$ 3,400
Total liabilities	<u>-</u>	<u>3,400</u>	<u>3,400</u>
Fund balances:			
Committed			
Disaster	250,000	-	250,000
District bridge projects	100,000	-	100,000
Road project 2022	550,000	-	550,000
Stormwater system upgrades	50,000	-	50,000
Restricted for:			
Debt service	-	554,072	554,072
Assigned to:			
3 months working capital	185,998	-	185,998
Unassigned	728,773	-	728,773
Total fund balances	<u>1,864,771</u>	<u>554,072</u>	<u>2,418,843</u>
Total liabilities and fund balances	<u>\$ 1,864,771</u>	<u>\$ 557,472</u>	<u>\$ 2,422,243</u>

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

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 717,935	0%
Interest & miscellaneous	142	142	1,000	14%
Total revenues	<u>142</u>	<u>142</u>	<u>718,935</u>	0%
EXPENDITURES				
Administrative				
Supervisors	1,077	1,077	5,000	22%
Management	2,596	2,596	31,153	8%
Accounting	918	918	11,012	8%
Assessment roll prep	1,209	1,209	14,510	8%
Audit	-	-	7,800	0%
Legal	-	-	12,000	0%
Engineering	-	-	13,280	0%
Postage	-	-	1,775	0%
Telephone	88	88	1,050	8%
Website maintenance	-	-	750	0%
Insurance	-	-	8,352	0%
Printing and binding	125	125	1,500	8%
Legal advertising	-	-	2,500	0%
Other current charges	23	23	1,200	2%
Office supplies	-	-	500	0%
Special district annual fee	175	175	175	100%
Trustee	-	-	7,431	0%
Arbitrage	-	-	1,200	0%
Dissemination agent	83	83	1,000	8%
ADA website compliance	-	-	210	0%
Total administrative	<u>6,294</u>	<u>6,294</u>	<u>122,398</u>	5%

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
Security				
Contractual rangers	-	-	153,000	0%
Total security	-	-	153,000	0%
Lake wetland & upland monitoring				
Mitigation and monitoring				
Prescribed fires and gyro mulching	7,966	7,966	46,050	17%
Ecologist	-	-	57,980	0%
Signage	-	-	10,000	0%
Total lake wetland & upland monitoring	7,966	7,966	114,030	7%
Roadway services				
Roadway repairs and maintenance	-	-	93,700	0%
Road restriping, painting and other projects	-	-	40,000	0%
Bridge repairs and maintenance	-	-	50,000	0%
Total roadway services	-	-	183,700	0%
Stormwater management				
Operations	-	-	17,250	0%
Pond aeration	-	-	45,000	0%
Electricity - lift stations	-	-	600	0%
Stormwater system repairs	-	-	18,000	0%
Total stormwater management	-	-	80,850	0%
Other charges				
Boat house drop downs	-	-	50,000	0%
Tax collector	-	-	14,957	0%
Total other charges	-	-	64,957	0%
Total expenditures	14,260	14,260	718,935	2%
Excess/(deficiency) of revenues over/(under) expenditures	(14,118)	(14,118)	-	
Fund balances - beginning	1,878,889	1,878,889	1,742,519	
Fund balances - ending				
Committed				
Disaster	250,000	250,000	250,000	
District bridge projects	100,000	100,000	100,000	
Road projects	550,000	550,000	550,000	
Storm system upgrades	50,000	50,000	50,000	
Assigned				
3 months working capital	185,998	185,998	185,998	
Unassigned	728,773	728,773	606,521	
Fund balances - ending	<u>\$1,864,771</u>	<u>\$1,864,771</u>	<u>\$1,742,519</u>	

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2012
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ -	\$ -	\$ 425,394	0%
Special assessment - direct bill	-	-	1,675	0%
Interest	882	882	-	N/A
Total revenues	<u>882</u>	<u>882</u>	<u>427,069</u>	0%
Debt service				
Principal	-	-	220,000	0%
Interest	-	-	163,613	0%
Total debt service	<u>-</u>	<u>-</u>	<u>383,613</u>	0%
Other charges				
Tax collector	-	-	8,862	0%
Total other charges	<u>-</u>	<u>-</u>	<u>8,862</u>	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>392,475</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	882	882	34,594	
Fund balance - beginning	553,190	553,190	535,959	
Fund balance - ending	<u>\$ 554,072</u>	<u>\$ 554,072</u>	<u>\$ 570,553</u>	

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

Date	Principal	Interest Rate	Interest	Total Principal & Interest
11/01/2021	215,000.00	5.250%	92,912.50	307,912.50
05/01/2022	-	-	87,268.75	87,268.75
04/30/2022	225,000.00	5.250%	87,268.75	312,268.75
05/01/2023	-	-	81,362.50	81,362.50
11/01/2023	235,000.00	5.750%	81,362.50	316,362.50
05/01/2024	-	-	74,606.25	74,606.25
11/01/2024	250,000.00	5.750%	74,606.25	324,606.25
05/01/2025	-	-	67,418.75	67,418.75
11/01/2025	265,000.00	5.750%	67,418.75	332,418.75
05/01/2026	-	-	59,800.00	59,800.00
11/01/2026	280,000.00	5.750%	59,800.00	339,800.00
05/01/2027	-	-	51,750.00	51,750.00
11/01/2027	300,000.00	5.750%	51,750.00	351,750.00
05/01/2028	-	-	43,125.00	43,125.00
11/01/2028	315,000.00	5.750%	43,125.00	358,125.00
05/01/2029	-	-	34,068.75	34,068.75
11/01/2029	330,000.00	5.750%	34,068.75	364,068.75
05/01/2030	-	-	24,581.25	24,581.25
11/01/2030	355,000.00	5.750%	24,581.25	379,581.25
05/01/2031	-	-	14,375.00	14,375.00
11/01/2031	370,000.00	5.750%	14,375.00	384,375.00
05/01/2032	-	-	3,737.50	3,737.50
11/01/2032	130,000.00	5.750%	3,737.50	133,737.50
Total	\$ 3,270,000.00		\$ 1,177,100.00	\$ 4,447,100.00

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF STORMWATER COMPLIANCE MONIES
OCTOBER 31, 2022**

Beginning balance		\$ 218,317.74
Kossen		
Invoice #54115	(8,040.75)	
Invoice #55223	(8,040.75)	
Invoice #55961	(8,040.75)	
Invoice #55964	<u>(3,233.00)</u>	(27,355.25)
Panhandle Engineering		
Invoice #60503-1/19	(1,450.00)	
Invoice #60503-1/20	(2,900.00)	
Invoice #60521/01	(1,800.00)	
Invoice #60521/02	(500)	
Invoice #60521/03	(1,000)	
Invoice #60521/04	(500)	
Invoice #60521/07	(3,500)	
Invoice #60521/08	(8,835)	
30-Apr-22	(39,289)	
Invoice #60521/11	<u>(2,000)</u>	(61,774.00)
The Service House		
Invoice #60396	(291.69)	
Invoice #60397	<u>(291.69)</u>	(583.38)
Shark's Tooth Golf Club		
Invoice #60947	(3,180.00)	
Credit memo #63609	<u>908.46</u>	(2,271.54)
Interest income	848.51	
Bank charges	<u>(118.34)</u>	730.17
Remaining available monies		<u><u>\$ 127,063.74</u></u>

**LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
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
30-Apr-22	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 PROMENDADE, 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	0.00	0.00	3,433.48	58,278.74	
04/23/20	CITY OF PANAMA CITY	0.00	0.00	6,445.02	51,833.72	
08/07/20	CITY OF PANAMA CITY	0.00	0.00	5,858.60	45,975.12	

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

Payment Date	Property Location	Water	Sewer	Total	Balance Due	WO #
11/19/20	CITY OF PANAMA CITY	0.00	0.00	66.17	45,908.95	
02/10/21	CITY OF PANAMA CITY	0.00	0.00	3,941.78	41,967.08	
04/05/21	CITY OF PANAMA CITY	0.00	0.00	5,709.60	36,257.48	
08/01/21	CITY OF PANAMA CITY	0.00	0.00	8,293.75	27,963.73	
10/17/21	CITY OF PANAMA CITY	0.00	0.00	10,411.99	17,551.74	
02/18/22	CITY OF PANAMA CITY	0.00	0.00	12,574.96	4,976.78	
07/07/22	CITY OF PANAMA CITY			4,976.78	0.00	

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
MINUTES OF MEETING
LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lake Powell Residential Golf Community Development District held a Regular Meeting on October 3, 2022, at 3:00 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
David Holt	Assistant Secretary
Jerry Robinson	Assistant Secretary
Frank Self	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Mike Burke	District Counsel
Natalie McSwane	Burke Blue
Robert Carroll	District Engineer
Bethany Womack	Ecologist/District Operations Manager
Steven Undercoffer	POA
Diane Allewelt	POA

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 3:05 p.m., Central Time. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comment

Resident Steven Undercoffer stated he will reserve his comments for when the landscaping, stormwater and Boathouse lease agenda items are addressed.

THIRD ORDER OF BUSINESS

Discussion: Bond Refinancing Option(s)

This item is deferred until further notice.

43 **FOURTH ORDER OF BUSINESS**

District Counsel – Discussion/
44 Consideration/Update
45

46 **A. St. Joe**

- 47 • **Land Swap – Tennis Courts**
- 48 • **Cost Share – Covington Bridge Repair Work**

49 Mr. Burke stated he was promised a meeting with Ms. Bridgette Precise and Ms. Lisa
50 Walters to discuss the land swap and cost-share on the bridge work. His intention is to invite
51 the Chair to the meetings. He will inform all parties of the date once disclosed.

52 **B. Agreements Sent to POA**

53 **I. POA Maintenance Agreement**

- 54 • **Landscape Standards**

55 **II. POA Agreement for Stormwater Facility Management Services**

56 **III. POA Boat House Lease**

57 Mr. Burke stated he contacted Ms. Sherry Mallory regarding the Agreements, who
58 understood that a joint CDD/POA meeting would be taking place. If the Board is amenable, Staff
59 can schedule a meeting to discuss the Agreements; otherwise, Ms. Mallory will have POA
60 Counsel provide a deeper review of their comments, if any, on all three items.

61 Ms. Cerbone opined that a joint meeting would be great; however, she would ask that
62 POA Counsel review the documents first to identify any issues he might have so they can be
63 included on an agenda. The CDD Board already approved all these items, in substantial form,
64 so, even if the POA has a few minor adjustments, CDD Staff can move forward. She suggested
65 coordinating with the POA President to obtain feedback from POA Counsel in time to advertise
66 for the December meeting.

67 Discussion ensued regarding the Agreements, 90-day lead time for the Boathouse lease
68 and the joint meeting agenda.

69

70 **On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor,**
71 **scheduling a joint CDD/POA meeting on December 5, 2022 and authorizing**
72 **Staff to coordinate with POA officers and staff, accordingly, was approved.**

73

74

75 **C. Other**

76

77 FIFTH ORDER OF BUSINESS

District Engineer – Discussion/
78 Consideration Update
79

80 A. 2015 Wild Heron Way Operational Speed Analysis

81 Mr. Carroll stated he contacted the Engineer that prepared the original speed analysis
82 for the CDD and the County Public Works Director and was informed that a speed analysis
83 report is typically good for two to four years, assuming the growth changes are minimal. The
84 Engineer offered to re-do the study for less than \$3,500, given that the community has grown.
85 If engaged, the Engineer could complete the study within 30 days.

86 Discussion ensued about growth changes, whether to update the speed analysis,
87 installing additional signage, re-striping Wild Heron Way, raising or lowering the speed limit, the
88 curve, installing speed humps, engaging law enforcement, traffic enforcement, striping costs
89 and funding sources. The Board opted to proceed with striping.

90 Ms. Cerbone suggested Ms. Sanchez give an update on her recent communications with
91 the Bay County Sheriff's Department regarding traffic enforcement.

92 ■ **Speeding and Traffic Enforcement**93 **This item, previously Item 9DI, was presented out of order**

94 Ms. Sanchez reported the following:

- 95 ➤ She communicated with Lieutenant Byrd from the Bay County Sheriff's Office, via email.
- 96 ➤ Lieutenant Byrd advised that, if the CDD would like to enter into an MOU for traffic
97 enforcement, the HOA must make all traffic signage in compliance with Florida Statutes.
- 98 ➤ Lieutenant Byrd referred Ms. Sanchez to a vendor for the speed limit signs and speed
99 humps. The vendor data was included for informational purposes.
- 100 ➤ Lieutenant Byrd toured the community and noted that some signage is in compliance
101 and some is not. The referred vendors can ensure that the signs are in compliance.

102 Ms. Diane Allewelt voiced her understanding that, in order for the CDD to enter into a
103 MOU, the signage needs to be Department of Transportation (DOT)-approved and the roads
104 must be maintained by Bay County. Ms. Cerbone stated that is different from her
105 understanding, which is that the roads are public roads and, in the initial discussions between
106 County Staff and CDD Staff, it was disclosed that, if the CDD is in compliance, it will be eligible
107 for traffic enforcement; the County never mentioned their responsibility for road maintenance.

108 Discussion ensued regarding Lieutenant Byrd, public roads, POA roads, traffic
 109 enforcement rights, engaging a layperson to monitor speeders and modifying the joint contract
 110 with the POA for traffic enforcement.

111 This item will be included on the December agenda.

112 **▪ Item 5A Discussion Resumed**

113 A Board Member suggested pursuing the striping on Wild Heron Way, from I-98 to the
 114 driving range, and considering engaging the Safety Sign company to create two S-Curve signs to
 115 post on each end of Covington Bridge to urge motorists to slow down. Ms. Cerbone stated Ms.
 116 Womack and Mr. Carroll will obtain and present signage and striping proposals at the next
 117 meeting. Staff will coordinate with Ms. Allewelt regarding the striping.

118 **B. Covington Bridge Inspection Report – Bridge #460167**

119 There was no update.

120 **C. Drainage Improvements on Intersection of Sweetwater Bay Trail and Wild Heron Way**

121 Mr. Carroll stated that Ms. Womack contacted GCUC and they will be on site next week
 122 to clean out the inlets.

123

124 **SIXTH ORDER OF BUSINESS**

**District Ecologist – Discussion/
 Consideration/Update**

125

126

127 **A. Proposals for Conservation Area Sign Replacements**

128 Ms. Womack stated proposals for the Conservation Area sign replacements are pending.
 129 The proposal will be different from the current signage in the neighborhood in that it will have
 130 a hard plastic composite core with a thin, aluminum exterior and be laser-printed, which is
 131 more durable. As soon as she receives the quotes, she would email them to all parties.

132 Discussion ensued regarding following up on projects, post-pandemic issues with
 133 contractors and surveyors, an unpaid check to a contractor that was working on Turtleback Trail
 134 and Marsh Rabbit Run and adhering to the Sunshine Laws.

135 Ms. Womack stated all the work on Marsh Rabbit Run was completed except for the
 136 culvert at the end of the road. The contractor is scheduling this, such that the pipe is delivered
 137 and the work is done on the same day to minimize disruption to the homeowner.

138 The work on Turtleback Court was completed. Mr. Carroll and the contractor modified
 139 the box and changed it from a culvert to a swale, which resulted in substantial cost savings. The
 140 contractor will issue a credit to the CDD for the proposal.

141 **B. Pond Aerators**

142 Regarding Phase 2 of the pond aeration, the electrical installation is still ongoing. East
143 and west Lake Walk and Dune Lake Walk were completed and the inspection is pending.

144 **C. Status of Speed Limit Sign Order/Installation (Recommendation from 2015 Speed
145 Analysis)**

146 The signage can be installed the week of October 10, 2022; a quote was emailed.
147

148 **On MOTION by Mr. Balduf and seconded by Mr. Dean, with all in favor,
149 reimbursing the POA for installing signage outside of the golf course, was
150 approved.**

151
152
153 **On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, the speed
154 limit sign proposal for two signs, was approved.**

155
156
157 **D. Catch Basin Cleanout – CDD Roadway Inspection**

158 Sawgrass Court will be installed next; the electrician had to call for a utility locate on
159 Marsh Point Lane and, as soon as the utility locate is found, the work will commence.

160 **E. Proposal for Road Side Slope Work**

161 Ms. Womack is awaiting a quote for the road side slope work. A significant amount of fill
162 will be needed for the side slopes. The proposal will be a not-to-exceed amount for the fill and
163 tickets will be provided for the fill that the CDD will fund.
164

165 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
166 Statements as of August 31, 2022**

167
168 Ms. Sanchez presented the Unaudited Financial Statements as of August 31, 2022.
169

170 **On MOTION by Mr. Balduf and seconded by Mr. Dean, with all in favor,
171 Unaudited Financial Statements as of August 31, 2022, were accepted.**

172
173
174 **EIGHTH ORDER OF BUSINESS**

**Approval of August 1, 2022 Public Hearing
175 and Regular Meeting Minutes**

176
177 Ms. Sanchez presented the August 1, 2022 Public Hearing and Regular Meeting Minutes.

178

179

180

181

182

183

184

NINTH ORDER OF BUSINESS**Staff Reports**

185

186

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

187

There was nothing further to report.

188

B. District Counsel: *Burke Blue*

189

There was nothing further to report.

190

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

191

There was nothing further to report.

192

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

193

I. Speeding and Traffic Enforcement

194

- **Machines**

195

- **Steps in Obtaining an MOPU**

196

- **Traffic Law Enforcement on Street Signs**

197

- **Mobile Speed Bumps**

198

- **Neighborhood Watch Signs**

199

- **Automated Systems**

200

These items were addressed during the Fifth Order of Business.

201

II. NEXT MEETING DATE: December 5, 2022 at 3:00 P.M. (Central Time)

202

○ QUORUM CHECK

203

Ms. Cerbone stated she will coordinate with Ms. Allewelt about a change of venue for the next meeting. Asked if the joint CDD/POA meeting can be held at Shark's Tooth, Mr. Burke replied affirmatively.

206

The next meeting will be held on December 5, 2022.

207

208

TENTH ORDER OF BUSINESS**Board Member Comments**

209

210

There were no Board Member comments.

211

212 **ELEVENTH ORDER OF BUSINESS**

Public Comments

213
214 Mr. Holt arranged to have a hog trapper capture and dispose of feral hogs, at \$50 per
215 hog, and asked if the CDD can split the hog trapping costs with the POA.

216
217 **On MOTION by Mr. Holt and seconded by Mr. Dean, with all in favor, splitting**
218 **hog trapping costs evenly with the POA, at \$3,500 annually, was approved.**

219
220
221 **TWELFTH ORDER OF BUSINESS**

Action Item Recap

222 Ms. Sanchez recapped the following action items:

- 224 ➤ District Counsel and the CDD Chair will meet with Ms. Precise and Ms. Walters to discuss
225 land swap, cost share on the bridge.
- 226 ➤ District Counsel will coordinate with POA officers in preparation for the joint meeting.
- 227 ➤ The District Engineer will obtain striping proposals for the December meeting and
228 coordinate with Ms. Allewelt at the POA.
- 229 ➤ The District Managers will coordinate with the POA President and Property Manager for
230 the joint meeting.
- 231 ➤ The District Managers will compare the Tri-Corps contract with the current pay increase
232 to determine if it needs to be made retroactive.
- 233 ➤ The District Managers will contact Shark’s Tooth regarding the upcoming meeting.
- 234 ➤ The District Ecologist will obtain proposals for S-Curve, conservation area and “Do Not
235 Feed Wildlife” signage and follow up on Marsh Rabbit Run.
- 236 ➤ The District Ecologist will obtain a credit from the contractor regarding Turtleback Court
237 and obtain a quote for the side slope repairs.

238 Discussion ensued regarding beetle infestations and tree removal authorizations.

239
240 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

241
242
243 **On MOTION by Mr. Balduf and seconded by Mr. Self, with all in favor, the**
244 **meeting adjourned at 4:21 p.m., Central Time.**

245
246
247
248
249
250

Secretary/Assistant Secretary

Chair/Vice Chair

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
DI**



Diane Lynn Allewelt, LCAM, Public Notary
Community Association Manager
Wild Heron Property Owners Association, Inc.
1110 Prospect Promenade | Panama City Beach, FL 32413
Direct 850.249.1516 Cell 480.886.0303
Email diane.allewelt@fsresidential.com

Ms. Allewelt,

September 27th, 2022

In June of this year TriCorps Security President David Ross met with you in your offices and I joined by conference call to discuss some needed improvements in the overall security plan at Wild Heron. We concluded that there were two main issues:

We agreed that we needed to explore some technology solutions to add efficiency to the security strategy. We have been working towards implementation of a visitor management system, Dwelling Live, and we believe it will greatly improve the efficiency of the security plan as well as the convenience for your residents, guests and vendors.

We also discussed the need to improve the quality of the on-site security personnel. At Wild Heron's request TriCorps initially retained some of the security force from the previous provider with the intention of evaluating their potential to be part of an improved security plan. Those individuals ultimately did not meet our standards and we have dismissed them and brought in much more qualified security staff. As we discussed in our call, we would have to compensate more experienced individuals better than the force was being paid at that time.

We have seen much improved results with the new personnel. We have received numerous comments commending our officers for their good work. I have included some of that correspondence with this letter. Currently TriCorps is paying these officers more than we are billing Wild Heron, effectively losing money on the overall project. TriCorps has done that in good faith to demonstrate to Wild Heron that we are committed to providing excellent service.

We are currently paying Brian Fernandez, the security team leader, \$20.00 per hour and all other officers are being paid \$15.00-\$17.00 per hour. Our billing rate to Wild Heron, however, is only \$16.00 per hour.

Beginning November 1, 2022 we will need to increase our bill rate for Cpt. Fernandez to \$28.00 per hour (40 hours a week), and all other officers billed at \$22.50 per hour. We believe that this increase will allow us to continue to attract and retain quality personnel who will continue to please your community members.

Service Description:	Current bill rate	Bill rate as of 11/1/22
Unarmed Security Officer	\$16.00 per hour	\$22.50 per hour
Captain	\$16.00 per hour	\$28.00 per hour

We appreciate your consideration and look forward to our continued partnership with Wild Heron.

Chad Bradley, Chief Technology Officer

844.TRICORPS | 405.630.0882
 chadbradley@tricorps.com

RESIDENT TESTIMONIALS

I am a new resident of the Wild Heron community in Panama City Beach, Florida. My wife and I have been very impressed and very happy with the security measures of the community. Captain Fernandez and his team of Sergeant Sweeny, Officer Pettis, and Officer Camper have been a delight to work with. From the first time we entered the gate as a new owner, Captain Fernandez was pleasant and professional. He explained the security process to us and gave us a very positive feeling about the safety of living in this community. I know they are looking out for us, and I am thankful for their service. Too many times these are the people that may tend to be forgotten until we, the people of the community, need them. So, this is simply a note to make sure you know some of us take notice of the job they do and are grateful to have them watching over us. Thank you for taking time to read this and please give them our thanks.

Tim and Susan Rosson

Just wanted to take a minute and tell you what a great and safe feeling we have from your staff. Especially MR. Fernandez I'm almost sure that's his name. Even my kids love him!!!! He always makes them feel special and chats with them, but most importantly is he does not allow anyone in even if he knows it's a guest that comes to our house often.

Simone Afuta

I just wanted to send an e mail letting you know how wonderful Capt. Fernandez is at Wild Heron security Panama City Beach, Florida. I work for a family in Wild Heron and come and go often. Since your company has taken over the security there it is such a pleasure getting through the gate. They are so friendly yet very professional and take their jobs seriously. I really enjoy being able to say something nice and positive about a company. They always look very professional in their uniforms. The last security group lacked in every area I have mentioned. So, thank you for making it a pleasure to have to stop and go through a gate to get to work.

Patti Richardson

TriCorps Security

	Regular Hours	Bill Rate	Estimated Cost
Unarmed Security Officer	6,485.00	\$ 22.50	\$ 145,912.50
Captain	2,008.00	\$ 28.00	\$ 56,224.00
	Holiday Hours (9 Federal Holidays)		
Unarmed Security Officer	171.00	\$ 33.75	\$ 5,771.25
Captain	72	\$ 42.00	\$ 3,024.00

Estimated Annual Total \$ 210,931.75
Estimated Monthly Total \$ 17,577.65

**LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
DII**

LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

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

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