

**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 June 4, 2025 at 2:00 p.m. (Central Time), at the Office of the POA, 1110 Prospect Promenade, Panama City Beach, Florida 32413.

**Present:**

David Holt	Chair
David Dean	Vice Chair
Thomas Balduf	Assistant Secretary
Joel Stephens	Assistant Secretary
Kenneth Black	Assistant Secretary

**Also present:**

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

**Residents present:**

Tom Kenns	Laura Maxwell	Herbert Scheuer	Thomas Wagner
Bob Miller	Mace Maxwell	Chris Brown	Terry Olson

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Conti called the meeting to order at 2:01 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Resident and POA Board Member Terry Olson discussed the road repair project that was completed yesterday. Seven problem sites on POA or CDD roads were repaired. He believes that the roads were not built to Department of Transportation (DOT) standards. He discussed issues

caused by tree roots under the roads and three holes where boring occurred. He stated an Engineer will provide recommendations for future maintenance to prevent water intrusion.

Mr. Carroll noted that aggregate was not required at the time the roads were constructed and estimated that repairs could cost \$10,000 per year for the next two years. He thinks the boring companies should be bonded in the event of damage.

It was noted that the POA Board selected Magnum Engineering to bore in 32 locations, perform a geological survey of the road condition and determine the remaining useful life.

Discussion ensued regarding core samples, road construction, etc.

Resident Thomas Wagner discussed his driveway paver restoration and year-long Department of Environmental Protection (DEP) permitting and environmental impact restoration processes. A second permit was issued to clarify that culverts were not required. On May 28<sup>th</sup> Mr. Carroll indicated that work could proceed per the permit and paver work commenced, but he was informed of a meeting about the driveway after 80% of the pavers were installed. It was noted that an area of concern exists on an adjacent buildable lot, and the owner of that lot granted permission to proceed.

Discussion ensued regarding large storms, soil filling the area under the bridge, and flooding on Wild Heron Way.

A neighboring resident discussed the rear swale and drainage into the big pond and stated he emailed following the last heavy rains to ask for a culvert to be installed to allow the water to flow into the pond to alleviate flooding on his property.

Discussion ensued regarding placement of culverts, the DEP's determination, the depression between the driveway and the vacant property, the grade of the land, the path of water flow, the bridge which is no longer present and how to direct water flow to the pond.

Ms. Womack stated how to get the water on the other side of the driveway is an Engineering question.

Discussion ensued regarding water flow, elevations, previous flow under the bridge, impact on other lots, DEP's concerns and advice that no culvert was needed, and the need for a culvert or pipe under the driveway.

Ms. Cerbone noted the need for the CDD to take some action, even if only to inform the homeowner(s) what actions are needed on their property. She asked if the CDD can provide some

recommendations to prevent these issues in the future. Mr. Carroll stated a culvert is needed, regardless of what the permit states.

Mr. Holt suggested Mr. Carroll develop a drainage plan and a proposal; it must be determined who will pay for the repairs, which the Architecture Review Board (ARB) must approve. He thinks the CDD, POA or some combination of the two should pay for the work.

Ms. Cerbone noted that the property owner will provide the District Engineer with the survey and the District Engineer will advise the property owner of the next steps. The CDD could approve a not-to-exceed amount so that repairs can proceed before the next meeting in August.

Discussion ensued regarding the repairs and whether the CDD should pay.

**On MOTION by Mr. Balduf and seconded by Mr. Holt, with all in favor, directing the District Engineer to develop a drainage plan for a culvert to bring the water to the southeast side of the driveway, and authorizing repairs, in a not-to-exceed amount of \$7,500, was approved.**

Resident Laura Maxwell discussed concerns about a proliferation of invasive lily pads in the pond. She thinks the CDD does a good job managing the lakes and that 10% to 20% of coverage is agreed to be optimal for the lakes. She asked for a vegetation program to be added.

Ms. Womack stated the pond in question, Dune Lake Trail, is inspected and monitored quarterly by The Lake Doctors. The April 30, 2025 Report indicated that the pond looks great. From an ecological standpoint, there is not an unhealthy amount of lily pads, and the benefits of that vegetation is that it provides habitat for species that eat mosquitoes and keeps pond water cooler in summer to help prevent algae growth. Even reducing the lily pads can change the balance in a pond that is deemed good right now. Treatments were recommended for other lakes; however, a chemical treatment could be applied for aesthetic reasons.

Discussion ensued regarding the condition of the lakes, the pond and the lily pads.

Ms. Cerbone stated that the recommendation from the licensed, certified aquatic biologist and the aesthetic considerations can be discussed at the next meeting.

Ms. Womack will work with The Lake Doctors to see how much can be removed without affecting the ecological balance of the lake and at what cost and request more detail in reports.

Resident Tom Kenns voiced his opinion that the yellow signs on Wild Heron Way need to be replaced or addressed. Signs needing inspection were discussed. Ms. Womack will inspect the signs and provide a proposal for repairs or replacement. Ms. Bolla will email Ms. Womack regarding additional signs in need of attention.

**THIRD ORDER OF BUSINESS**

**Update/Report: Guardhouse**

Ms. Bolla distributed her Report and noted the following:

- The Owner’s Gate was struck; the incident is on video and the owner was contacted.
- Several incidents of contractors copying passes and providing them to other contractors or food vendors were identified. Guards confiscated and reissued passes.
- The Owners’ Gate went down and lost communication. The exit gate has been on and off; it was repaired and is broken again so it remains in the up position.
- Watersound Club traffic data was collected on Fridays, Saturdays and Sundays.

Discussion ensued regarding the RFID, which malfunctions 30% of the time. It was noted that cars need to drive slowly; some vehicles do not have any issues.

Mr. Dean suggested implementing consequences for fraudulent contractor pass use. Ms. Bolla suggested District Counsel be consulted; it is a CDD and POA issue. She stated the Guards observed contractors sharing paper passes. It was noted that a separate module can be engaged for contractor management.

**FOURTH ORDER OF BUSINESS**

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

**A. Status of Traffic Consultant**

Mr. Carroll stated that work was anticipated to begin next week, but it will begin within the next two weeks.

**B. Status of Road Resurfacing and Related Items**

Mr. Carroll stated that striping is done and roadway pavement markers (RPMs) were installed. It was noted that the blue fire hydrant RPMs were not installed.

Discussion ensued regarding the request for additional paving at the exit gate and the need to water the grass installed around the culvert that was repaired.

**FIFTH ORDER OF BUSINESS**

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

**A. Update: Waterway Signage (No Wake, Speeding)**

- **Consideration of Resolution 2025-09, Providing for the Designation of No Wake Zone on Lake Powell; Making Certain Findings of Fact; Providing for Signage and Location on Lake Powell; Providing Authority for Chairman and District Staff; and Providing an Effective Date**

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

Mr. Conti presented Resolution 2025-09.

Discussion ensued regarding sign placement, riparian rights for the border lanes and the likelihood that riparian rights will not be granted for the dock.

**On MOTION by Mr. Holt and seconded by Mr. Dean, with Mr. Dean, Mr. Holt, Mr. Stephens and Mr. Black in favor and Mr. Balduf dissenting, Resolution 2025-09, Providing for the Designation of No Wake Zone on Lake Powell; Making Certain Findings of Fact; Providing for Signage and Location on Lake Powell; Providing Authority for Chairman and District Staff; and Providing an Effective Date, was adopted. [Motion passed 4-1]**

**B. Discussion: Potential turnover of Wild Heron Way, Guard House to 98**

This item was not addressed.

**SIXTH ORDER OF BUSINESS**

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

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

Ms. Womack stated the surveys were corrected and resubmitted to the DEP. The processor will be out all week so she will call again on Monday, as the surveys are likely awaiting approval and return. Drafts of the Conservation Easement Release and the Easements were prepared, but the DEP’s Office of General Counsel might choose to draft them and not utilize the CDD’s versions; this will be confirmed on Monday. Approval can take a long time as there is no

set approval process and there are no consequences associated with deadlines, etc. Ms. Womack will copy Mr. Holt on correspondence.

**I. Walking Trails**

**II. Walking Trails Map**

Ms. Womack discussed the map and noted that the “Boardwalk to Nowhere” would be 6’ wide and 1,100 feet long. The cost for an elevated boardwalk through that area is approximately \$300,000. An on-grade boardwalk is approximately \$175,000, including construction, surveying and bushhogging.

**B. FPL Line/Tree Trimming and Other Applicable Fire Wise Protocol**

Ms. Womack stated she is still trying to reach the appropriate Florida Power & Light (FPL) representative; she hopes to have an update soon.

**C. Update: The Lake Doctors, Inc. Inspection Report**

Ms. Womack stated that this item was addressed the last meeting. At the next meeting she will address the recommendations regarding lily pad removal. The Board approved wildlife signage for Wild Heron Way, which was ordered. She will inquire about a timeline.

This item will be included on the next agenda.

**SEVENTH ORDER OF BUSINESS**

**Approval for LiveOak Fiber to install Fiber Optic Underground Infrastructure on Wild Heron Way**

The Board and Staff discussed a request to dig a trench on Wild Heron Way. It was noted that a request was received on May 21, 2025.

Discussion ensued regarding the need for a perpetual easement, District Engineer review, a point of contact, a Certificate of Insurance, permits, etc.

Mr. Conti will advise the vendor that, although the Board is supportive, they directed Staff to ensure that the proper steps are taken before work begins. Copies will be provided to Mr. Carroll and Mr. Burke.

**On MOTION by Mr. Holt and seconded by Mr. Balduf, with all in favor, directing Staff to work with the entity to take the next appropriate steps and provide the necessary information, was approved.**

It was noted that the City is digging in the Wild Heron Way ROW, and has that right.

**EIGHTH ORDER OF BUSINESS****Continued Discussion: Speeding on WHW**

- **Elan City Quotation No SO11586**

Mr. Black presented the quote for cloud-based, solar powered signs. He discussed technical issues and stated he thinks the sign promotes awareness of the speed limit.

Discussion ensued regarding data and use of the data, cameras, enforcement, warranty, software updates, cost, benefit to the CDD and the POA, the POA's ability to issue tickets, the portable unit, speeding observations and the goal of enforcing the speed limit.

Mr. Black motioned to approve Elan City Quotation No SO11586. The motion died for lack of a second. This discussion item will remain on the agenda.

**NINTH ORDER OF BUSINESS****Discussion/ Consideration of Landscape Plan for Gatehouse****A. Gate House Landscape Maps****B. Rotolo Consultants Incorporated, Proposal for Wild Heron Entry Gate Enhancement**

Mr. Olson presented Landscape Architect Craig R. Thurmond's plan to repair, replace and upgrade the landscape in front of and through the Gatehouse. His brief was to improve safety and security with better nighttime ambient lighting and to give an upscale golf course community feel and to provide a recommendation for irrigation to keep sod and plants healthier. The most recent revised bid summaries for the Gold Standard design with no edits ranged from \$48,646 to \$57,328. Those bids seemed high and the POA sought to reduce the amount to the \$40,000 to \$45,000 range. In consulting the contractors, four areas of reduction were identified, including reducing the amount of sod and irrigation leading up to the gatehouse; changing the lighting plan from the upscale "Brilliance" brand to the standard neighborhood brand "Solo"; reducing the size of the two most expensive shrubs, podocarpus and camellias, to five-gallon shrubs which will grow in; and, although the bids assume that the three existing transformers will be reused, this might not be possible.

Mr. Olson stated this is not in the POA budget. If the CDD can fund all or a portion of the expense it would be appreciated. The current irrigation system would remain. Mr. Thurmond recommended plantings be installed at the four-way stops, traffic circle, Water Row interchange, event lawn and POA office, for a consistent feel from the entry and throughout.

The Board and Staff discussed the proposals, scope of work, replacement of the transformers, safety concerns with large foliage around guardhouses, benefit of increased lighting, and removal of all existing landscaping and shrubbery at the gatehouse.

Mr. Olson will email the updated proposals to the Board and Staff.

It was noted that contractors currently park in some areas to be landscaped.

Mr. Dean expressed support for improving the entrance and its first impression as much as possible.

Mr. Olson stated the POA still must decide whether to split the work between two vendors to bring the cost down to \$40,000 to \$45,000. He discussed the scope of work and noted that, if split, it is likely that RCI would do the shrub and vine removal, dirt work and irrigation, and D1 would plant sod, plants and grasses.

Ms. Cerbone stated adequate funds are available from Unassigned Funds. She noted that funds can be sent to the POA when the work is complete and the POA invoices the CDD; attached to the invoice will be a copy of the invoice and cleared checks to the vendors.

**On MOTION by Mr. Holt and seconded by Mr. Dean, with all in favor, contributing 50% of the cost of the Landscape Plan for the Gatehouse up to a maximum expenditure of \$45,000, in a not-to-exceed contribution amount of \$22,500, was approved.**

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-07, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**



Mr. Conti presented Resolution 2025-07. He and Ms. Cerbone reviewed the amounts spent to date and the amounts budgeted for Fiscal Year 2026, for each line item that will change in Fiscal Year 2026, as discussed at the last meeting. There were no questions regarding the Professional and Administrative expenditures.

Discussion ensued regarding “Wild Heron Way landscape contract services”. It was noted that the current contract runs through March 31, 2026; the contract will be re-bid and the contract cost might be reduced. Ms. Cerbone stated that the full year amount is budgeted; the Agreement can be structured so that, if the contract amounts with the landscaper and other service providers decrease, the CDD benefits from the lower amount; if the amount increases, the CDD Board would determine if it will participate in the higher amount. It was noted that the amount budgeted is not the total cost of the contract, as the CDD only pays the portion of the expenses applicable to CDD roads, as discussed at the last meeting. Mr. Burke stated competitive bids will be obtained.

Ms. Cerbone asked how much the POA will increase its budgeted amount for Wild Heron Way landscape contract services for Fiscal Year 2026. Mr. Olson stated the calculation is complex because the POA funds other unbudgeted repairs on CDD land, including cutting trees for emergency vehicle clearance, landscape upgrades, sidewalk repairs and irrigation repairs.

Discussion ensued about the amount the POA budgets to maintain CDD improvements.

The following changes were made to the proposed Fiscal Year 2026 budget:

Page 2, “Wild Heron Way landscape contract services” line item: Increase to “300,000”

Page 2, Projected column: Add “Meeting room rental” for “50,000”

Page 2, Projected column: Add “POA Landscape and irrigation” for “22,500”

Page 3, “District bridge projects”: Increase to “75,000”

Ms. Cerbone stated, as the amount budgeted for the landscape contract services and other expenditures will increase and other slight changes will be made, assessments will increase approximately \$500 compared to Fiscal Year 2025, when Fund Balance was used to pay for the \$700,000 roadway expenditure.

The Board and Staff discussed roadway projects, use of reserves, the traffic study, forward-looking budget and the need to bifurcate the CDD’s expenses.

**On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, Resolution 2025-07, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 6, 2025 at 2:00 p.m. (Central Time), at the Office of the POA, 1110 Prospect Promenade, Panama City Beach, Florida 32413; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

The following changes were made to the Fiscal Year 2026 Meeting Schedule:

LOCATION: Change "Office of POA" to "Community Room of POA"

**On MOTION by Mr. Balduf and seconded by Mr. Stephens, with all in favor, Resolution 2025-08, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.**

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-09, Providing for the Designation of No Wake Zone on Lake Powell; Making Certain Findings of Fact; Providing for Signage and Location on Lake Powell; Providing Authority for Chairman and District Staff; and Providing an Effective Date**

This item was presented during the Fifth Order of Business.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

Mr. Olson stated that while clearing storm drains it was discovered that a non-functioning set of pumps pulls stormwater from this area and pushes it and sediment under the boathouse when it floods. This is causing an issue since the pump is run manually when it rains.

Mr. Burke stated the CDD can file an action to force them to take care of it. He noted that an audience member asked if the CDD can repair it and then charge them for it but it has not yet reached that level; a letter can be sent. He stated the pumps need to run 24 hours a day, seven days a week; the CDD must comply with the permit, which is why a legal letter can be sent with Board direction.

Mr. Holt stated that they were already informed of the issue and advised that they have no funds to make the repairs.

Mr. Burke was directed to send a letter.

This item will be included on the next agenda.

A resident stated that heavy equipment was recently used on the lot adjacent to his property, causing deep ruts that fill with water which led to mosquitoes and has attracted water moccasins. He stated that three machines were on the property last week and cut the wetland area down to the dirt at 22301 Arrowhead Terrace.

Ms. Womack stated the CDD does not have any contractors working in the area.

Discussion ensued regarding the Firewise contractor, issues caused by heavy equipment during wet conditions and whether to require Firewise mitigation be done by hand only.

Ms. Womack stated that, when the CDD last performed mitigation cutting, Breaking Ground had a new employee on the equipment who did a poor job on the property and caused rutting. He is now educated and that will not happen again. Staff was waiting for the area to dry before additional cuts and smoothing the ruts. Ms. Womack will inspect that area with Mr. Dean.

The resident appreciates how sensitive the CDD is to landscaping. He noted that his wife contacted the Highway Department to inquire about installation of a traffic light and was advised that the traffic light was approved for installation by a Developer across the street. Ms. Cerbone noted that the Developer contacted the CDD and attended a meeting at which there was a long discussion regarding the traffic signal.

**FOURTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2025**

**On MOTION by Mr. Balduf and seconded by Mr. Stephens, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.**

**FIFTEENTH ORDER OF BUSINESS**

**Approval of May 7, 2025 Regular Meeting Minutes**

The following change was made:

Line 40: Change "Watertown" to "Watersound"

**On MOTION by Mr. Balduf and seconded by Mr. Dean, with all in favor, the May 7, 2025 Regular Meeting Minutes, as amended, were approved.**

**SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

There were no reports from the Ecologist, District Counsel or the District Engineer.

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

- **NEXT MEETING DATE: August 6, 2025 at 2:00 PM Central Time [Adoption of FY2026 Budget]**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the August 6, 2025 meeting.

**SEVENTEENTH ORDER OF BUSINESS**

**Board Member Comments**

Mr. Holt expressed concern that additional roadway issues could occur before the next meeting due to roadway boring. He noted the need to track the expenses and stated he thinks the CDD should be notified before any boring is done. He noted that it is very specialized work that only select contractors perform. Mr. Burke believes a rule was passed approximately 20 years ago requiring a permit and clearance from the District Engineer for any work in the Wild Heron Way ROW, so that the CDD would receive the plans and information. Mr. Holt noted the need to ensure that contractors are bonded and insured to protect the CDD.

Mr. Carroll stated that he was not contacted in advance of the boring.

Mr. Olson stated when the POA requested bids for the irrigation system upgrade, none of the contractors would bore; they would only use certified road borers. He provided the contractor's information.

It was noted that all are now aware of the issue and, in the future, steps should be taken to develop specifications for any borings in Wild Heron.

Asked what can be done if this happens again before the next meeting, Ms. Cerbone stated that a sinkhole could be a life, health or safety issue; therefore, outside of a meeting, Mr. Carroll, Mr. Burke and Ms. Cerbone could work with Mr. Holt and proceed with directing the applicable vendor to address the issue.

Asked who is responsible for removing a dead tree by Hole 17 on the golf course, it was noted that the CDD's landscapers remove dead trees on CDD property. Dead trees on homeowner property are removed by the homeowner at their expense. Dead trees in wetlands are allowed to fall naturally, unless it could be a safety hazard, such as risk of falling on a house.

Mr. Dean commended the POA on the meeting room tables and chairs.

**EIGHTEENTH ORDER OF BUSINESS**

**Public Comment**

Mr. Olson stated that St. Joe agreed to fund installation of ten new lights from the corner of the sidewalk down to the first turnoff.

**NINETEENTH ORDER OF BUSINESS**

**Adjournment**

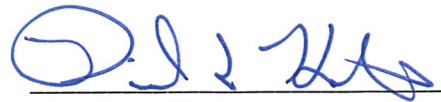
**On MOTION by Mr. Holt and seconded by Mr. Stephens, with all in favor, the meeting adjourned at 4:52 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair  
AS CDD CHAIR