

**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 September 4, 2025 at 2:00 p.m. (Central Time), at the Community Room of the POA, 1110 Prospect Promenade, Panama City Beach 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 (via telephone)	District Counsel
Natalie McSwane	Burke Blue
Robert Carroll	District Engineer
Bethany Womack	Ecologist/District Operations Manager
Courtney Bolla	POA Community Association Manager

Members of the public:

Rebecca Ferris	Sherri Mallory	David Fleet	Tom Kerns
Laura Maxwell	Mace Maxwell	Andy Davis	Steven Undercoffer
Gerald Burwell	Herbert Scheuer	Chris Brown	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 2:02 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

District Manager Recap

Ms. Cerbone stated the proposed Fiscal Year 2026 budget was presented at the June meeting. The August Public Hearing could not be held due to the lack of quorum. As a result, a meeting and Public Hearing was scheduled for September 4, 2025 but the advertisement only ran for the Regular Meeting, not for the Public Hearing so the Public Hearing cannot be held today. The Public Hearing is now scheduled for September 19, 2025 at 10:00 a.m.

Ms. Cerbone stated Board Members received several emails from members of the public concerned about the proposed Fiscal Year 2026 budget and the assessments. She suggested allowing more than three minutes per person for public comments. The Board agreed. She typically does not recommend responding to questions immediately. After each public comment, the Board will decide whether to respond or hear the next public comment.

Ms. Cerbone recalled how the CDD arrived at its current determinations for budgets, assessments, etc. Around 2023, it was apparent that St. Joe was planning and/or constructing an adjacent golf course that could impact the CDD and that there could be an opportunity to revisit how the CDD assessments allocated. Currently, all residential units pay the same amount and St. Joe pays 7.4 times that amount. Staff was asked to gather information so an Engineer's Report and Methodology could be prepared to assist the Board in determining what to do. At the time, there was not enough information regarding the adjacent golf course. Based on meeting minutes and notes, her recollection is discussion to set aside discussion of the golf course at the time; focus on the area within the CDD boundaries; and ensure there is current, accurate information. Through a series of events, the decision was to hold on the golf course matter and, as noted in prior minutes, it was discussed at nearly every meeting. In December 2024, based on Board and public input, the Board decided to revisit the matter of the adjacent golf course. Mr. Wrathell attended the February meeting and made some recommendations. Based on the District Manager not having an Engineer's Report, as discussed at the February meeting, no Methodology or changes to assessment levels in the proposed Fiscal Year 2026 budget were presented. Board Members received very detailed emails from members of the public for discussion today.

Mr. Dean stated he validated the data provided by the Fleets. He appreciates their time and effort compiling their report.

THIRD ORDER OF BUSINESS**Public Comments**

Resident Rebecca Ferris read her prepared statement of events and her beliefs:

"In 2023, I raised concerns at a CDD meeting when the golf club was using our District roads for construction. They had not been paying for their fair share and now they weren't even paying impact fees or providing a surety bond. Their underpayment has resulted in significant benefits to St. Joe, but their assessment contribution has not reflected that. Despite this, the District continues to apply a 1:7.4 assessment ratio with no justification.

After raising these concerns, I made several public records requests to better understand how assessments were determined. Instead of complying with the law, the Board Chairman told me to "stop bothering" the District Manager, which is a clear violation of Florida's public records laws.

Rather than addressing the assessment issue, the Board has repeatedly tried to negotiate a side deal with St. Joe for road maintenance payments. These actions acknowledge that the golf club is not paying its fair share. The Board also voted to remove the assessment issue from future meeting agendas, effectively silencing legitimate concerns.

In February 2025, the Board admitted there was no documentation supporting the 1:7.4 ratio. They also voted to commission a traffic study to determine the golf course's actual impact on District roads, but the study has not been completed, and the same ratio is still being applied.

Since the District has failed to act, I took it upon myself to conduct research using the ITE Trip Generation Manual and AI tools to estimate the actual benefit. My findings, which I shared with the Board, show that the current assessments are grossly unfair. Homeowners like me are over-assessed, while the golf club is under-assessed.

Continuing to apply an unsupported assessment methodology is both illegal and unfair. The Board's attempts to negotiate side deals with St. Joe-like seeking a \$350,000 contribution for road maintenance only admit that the golf club isn't paying its fair share. Florida law requires assessments to be based on the actual benefit received, and pursuing private deals undermines public trust and violates the Board's legal duties. Had the Board updated the assessment methodology when this issue was first raised, the District would have been able to lawfully collect far more than the \$350,000 it attempted to negotiate in a workaround side deal. You'll see that in the AI results. I've already submitted a formal demand for corrective action. If the Board continues to ignore this issue, it will only worsen the inequity, increase the District's legal exposure, and further undermine public confidence.

I request this letter be entered into the official record of this meeting. As a resident and a taxpayer, I expect the Board to act fairly, transparently and in the best interests of all the stakeholders."

Ms. Cerbone stated the statement will be transcribed as it was read. It will be scanned and entered as a public record related to this meeting.

Mr. Holt disputed Ms. Ferris' allegation that the Board tried to make an undercut side deal with St. Joe and stated he does not have a golf course membership or a "dog in the fight" with St. Joe; he wants to do what is best for the CDD. Ms. Ferris stated she was not referring to a secret deal; her issues relate to items included in the meeting minutes and she believes monies should be collected from the St. Joe Golf Club (SJGC) via assessments.

Mr. Fleet voiced his opinion that nobody thinks the Board Members did anything to benefit themselves personally. He discussed needing a Methodology and his development of an Artificial Intelligence (AI) report. He believes St. Joe expects this to be addressed given their attorney's knowledge of the Institute of Transportation Engineers (ITE) Manual and trip data.

Mr. Fleet presented his "Summary of AI Tool Calculations re: Lake Powell Residential Golf CDD's ERUs & Assessments (as per ITE trip manuals)", which he used to calculate adjusted Equivalent Residential Units (ERUs) and to calculate adjusted neighborhood and single-family unit overassessments for 2023, 2024, 2025 and 2026. He discussed the query assumptions submitted to AI and the results produced by Google Gemini, ChatGPT-4 and Grok-5. The AI-generated results and related Statutes were emailed to the Board.

Mr. Fleet discussed the ITE Manual and trip data, the AI results from Google Gemini, ChatGPT-4 and Grok-5 which, for 2026, calculated overassessments of approximately \$235,000, \$288,000 or \$290,000 per neighborhood, respectively, equating to overassessment of about \$395, \$484 or \$488 per single-family unit, respectively, based on the queries and data given to AI. His Report concluded that homeowners subsidized the SJGC nearly \$1 million based on the budgets since the matter was first raised. That is why some property owners filed the Demand Letter demanding a change. He does not think the SJGC would sue the CDD for revisiting the assessments. He stated AI suggested moving assessments to off roll and implementing direct quarterly billing to the 596 homeowners and adopting a Resolution to reassess. He thinks a budget Public Hearing would be needed every quarter. He thinks adjustments cannot be made retroactively, and discussed a credit in the budget to adjust assessments and raising the new ratio so that St. Joe is funding the budget at a 202:1 ratio. He discussed the AI assumptions and technology and the expertise of Ms. Ferris and Ms. Mallory. He is confident in the AI Report and the reliability of the AI calculations. He suggested the District Engineer and District Management review the data and implement changes. He suggested the Board vote to adjust the "SJGC ERU as per ITE trip manual-ERUs" to 202.53 in the budget and make corrections in the next quarter.

Discussion ensued regarding the AI query assumptions, including land use codes, whether AI models believe 25% or 35% of users are going to The Club, whether to include the tennis courts in the Traffic Study, the ITE's treatment of the golf course and parking lot as separate entities, the tennis courts being a mile away from the Clubhouse, etc.

Mr. Stephens asked if anyone from the SJGC attended meetings to hear these concerns. Mr. Fleet thinks nobody from the SJGC has attended and that only the homeowners present raised the concern. Mr. Stephens asked if it is legal to revisit the assessments. Ms. Cerbone stated it is legal, if the proper steps are followed.

Discussion ensued about the direct billing process, risk of nonpayers, collection processes, quarterly billing issues, proration of taxes at closing and District Management's issuance of an Estoppel when a property is being sold.

Mr. Balduf discussed the need to present data that the SJGC would accept as valid. Ms. Cerbone stated that the ITE Manual contains averages, not data relating to any specific location.

Mr. Carroll stated that any development requiring a Traffic Study is based on the ITE Manual and refers to the exact page number in question. He noted, while AI is an incredible data source, he does not believe the results can be presented in court.

Discussion ensued regarding the use of land use codes in the AI queries.

Mr. Black asked if documentation is available for the 1:7.4 allocation. Ms. Cerbone stated District Management did not find anything in the files provided by the previous District Management company, and Mr. Fleet contacted them directly.

Mr. Fleet stated that the previous District Management company has no documentation, and the CDD has been searching for the information for years. The original Developer did not have trip data. The Clubhouse was not completed until 2007 when St. Joe bought the Golf Club. He thinks membership was restricted to 455 Wild Heron property owners before the sale and was available to nonresidents after the sale and that membership now exceeds 3,500.

Mr. Fleet discussed the AI query inputs and stated that the AI Report reflects that the second golf course and driving range were only added in 2026.

Mr. Holt expressed appreciation for the data provided and agreed with the need to address the matter and to present good information to the SJGC.

Resident Herbert Scheuer stated he owns two properties in Wild Heron. He is a Watersound Club member and does business with St. Joe. He thinks St. Joe is trying to make a

deal that is fair for everyone. He thinks the POA structured a fair proposal and that St. Joe views the POA and CDD as one entity. He thinks the fair way to tell usage is via the radar readers. He noted the need to find middle ground, cut a fair deal and avoid litigation. He suggested the Board accept the POA deal, if they agree with it, and split the money and address it again, if necessary, based on the number of cars or money expended. He is concerned about an adversarial situation. He thinks the guardhouse is needed. He suggested working on the CDD relationship with St. Joe given the impact on the CDD and the CDD's contributions to SJGC's success.

Mr. Dean voiced his personal opinion that assessments were done illegally for 15 years and the SJGC can protest and gather its own data. He is not in favor of negotiating with St. Joe.

Mr. Scheuer suggested avoiding starting a fight and jeopardizing the CDD's security.

Mr. Dean expressed concern about litigation related to assessments.

Mr. Burke assured everyone that the Board/CDD did not act illegally and, although the Methodology has not been located, he thinks it could eventually be found. The presumption has to be that the Board acted appropriately when it adjusted the ERUs from 10 to 7.4 and that a Methodology has been used for all that time. This does not mean certain things have not changed; he thinks this is the time to revisit the Methodology. He stressed that, to allege that the Board acted illegally for 15 years is incorrect. The presumption must be that, when the ERUs were adjusted, there was a Methodology approved by the Board at that time; nobody has ever challenged that. He cautioned against suggesting that something illegal occurred for the last 15 years. That does not mean the Methodology should not be reevaluated based on the new factors that are known, as counseled earlier this year with the additional opening.

Discussion of the Methodology, AI calculations, and the SJGC paying its fair share ensued.

Resident Sherri Mallory thanked Ms. Ferris and Mr. Fleet for their AI Methodology. She complained that the traffic study report requested in February was not provided. She thinks the AI Methodology should be implemented on a temporary basis and evaluated quarterly until a Traffic Study is completed. She noted that homeowners will pay whether it is to the POA or the CDD and she thinks that, while \$400 per year is a small amount, it adds up in the aggregate.

Mr. Carroll discussed the data collected by the Traffic Consultant, weather-related difficulties, and the need for a 365 day traffic count. He stated the data was sent to Ms. Cerbone.

Ms. Mallory discussed the ITE trip manual, possibly going to court and obtaining expert opinions. She thinks the CDD has the data it needs to implement a temporary assessment. She

recalled that St. Joe's attorney asked for a Methodology in 2024. She believes property owners' interests were disregarded and that an assessment adjustment is needed to avoid going to court.

Discussion ensued regarding traffic counts, data received from the Traffic Consultant, timing, logistics, issues with conducting traffic studies in March and October, and how the failure to capture the data made it impossible for District Management to prepare a draft Methodology for the June meeting in order for it to be reflected in the budget that will be adopted.

Ms. Cerbone recalled that the first Traffic Study requested for March was completed in June but was set aside due to an issue; the Traffic Consultant redid it at no cost to the CDD.

Discussion ensued regarding duplicative trip count data removed from the second report.

Ms. Mallory recalled that Mr. Scheuer expressed concern about safety and noted that, according to Florida Statutes, CDDs are allowed to have guardhouses regardless of whether the roads are public or private; the guardhouse will always be there.

Resident Andy Davis believes that tee times and the gate system can provide checks and balances of cars passing through the gate. Mr. Dean noted that front gate traffic is not the only measure; the ITE data should account for all traffic using CDD roadways, including Club members and maintenance vehicles.

Ms. Cerbone noted that the Board will need to decide what, if anything, to do with the Fiscal Year 2026 budget and assessments.

Resident Laura Maxwell voiced her belief that, if the ITE Manual is the gold standard, the AI calculations might show what is possible and could be shared with St. Joe but should not be relied on for the final calculations. Rather than debating, she suggested the Traffic Study be done.

Ms. Cerbone believes the Board wants to set aside the Traffic Study, perhaps cancel the October Traffic Study, and assemble an ITE Report for the District Manager to use in completing an Assessment Methodology. Mr. Carroll stated the ITE Reports are so specialized, he recommends Mr. David Muntean, who sat on the ITE Board.

Mr. Burke left the meeting.

FOURTH ORDER OF BUSINESS

Discussion: Fiscal Year 2025/2026 Budget

Ms. Cerbone stated the budget must be adopted by September 30, 2025 and Mailed Notices must be sent 20 days before the Public Hearing. If the method of assessment is changing, an Engineer's Report and Assessment Methodology must be presented and a Public Hearing must

be held to change the means of assessment. She discussed the option of leaving Debt assessments on the tax roll and sending Mailed Notices to direct bill Operation & Maintenance (O&M) assessments. She will find out if District Management is willing and able to send Mailed Notices and serve as the Collection Agent for direct billed O&M assessments and, if so, what the fee would be. She noted the risks in changing the process, including nonpayment of direct billed assessments and the possibility of an error due to an inaccurate tax roll.

Ms. McSwane noted another risk is that, if a homeowner fails to pay, the property would be sold, and the government collects the money.

Discussion ensued regarding the off-roll assessment process, Mailed Notices, informing St. Joe about a potential change in assessments, etc.

Mr. Black suggested taking the steps outlined and committing to making increases to St. Joe's amount for the next fiscal year, with proper notices and documentation.

Discussion ensued about how to proceed, opinions about the legality of the assessments, information provided by the public, and a suggestion to make changes in Fiscal Year 2027 by bypassing Traffic Studies, using the ITE Manual, and processing O&M assessments off roll.

Ms. Cerbone stated the ITE data report can be used by District Management to prepare an Assessment Methodology that might make it possible to implement "stratified assessments", where a condo owner pays less than a single-family residence, and a single-family residence pays less than the golf course; right now, all three unit types pay the same amount. She discussed Mailed Notices, moving O&M off the tax roll, direct billing and due date and period if the Board decides to make this change. The first off-roll invoice would be sent after assessments are resolved, and further adjustments could be made to lower those assessments, if a discrepancy is discovered. The CDD has adequate working capital to delay receipt of revenue for 90 days.

Ms. Cerbone stated, while it is hoped that a change can be effected in 90 days, she cannot control the Traffic Consultant, weather delays, etc.

Ms. Cerbone noted that the Fiscal Year 2026 budget will not be adopted until September 19, 2025. If feasible at that time, the Board could adopt the budget as presented, or move O&M off roll, despite the need to maintain adequate cash for the CDD.

Ms. Ferris stated the POA employs a private CPA who could send bills on behalf of the CDD, if permissible, to implement quarterly assessments. She asked if it is possible for the CDD to collect unpaid assessments via tax certificate sales. She hopes this will be addressed today.

Ms. Cerbone stated updates will be emailed to the Board. She cautioned them to not “reply all” to emails and asked them to consider the pros and cons in advance of the September 19, 2025 meeting so that the decision can be made. It might be necessary to outsource the direct billing, should District Management be unable to accommodate the task.

A proposal will be requested from the ITE Consultant and included on the next agenda.

Mr. Fleet stated he is not suggesting or proposing that homeowners expect the ERU numbers presented, as they realize the ITE is more complicated than the query presented to the AI tools. He expects the SJGC assessments will be lower; he would like the Board to give a clear commitment to fixing the issue via a vote or Resolution as a binding record of the Board’s intent.

Discussion ensued about a fair proportionate basis for assessments and a methodology, the Board’s previous requests for a methodology in 2023 and the ability for the Board to act now.

Resident Tom Kerns supports correcting assessments properly, rather than rushing. He stated that the POA is working on its Budget, and direction from the CDD is needed regarding the \$300,000 budgeted for landscaping and \$17,000 for water. Ms. Cerbone stated the Board will consider an Amendment to the Agreement with the POA that states, starting in Fiscal Year 2026, the POA will bill the CDD their share of Wild Heron Way based on amounts included in the budget. If approved today, she believes it will indicate to the POA how the CDD will move forward.

Resident Gerald Burwell asked if past assessments will be corrected and if any party will be held fiscally responsible. Ms. McSwane reiterated that the Board has done nothing wrong, as a Methodology was in effect when assessments were implemented. While it would be up to a court of law to decide, she has not heard of any such decisions. Mr. Burwell stated that he was advised that the CDD assessment would only be collected for 15 years. It was noted that he was given misinformation by whomever sold him the property; the CDD did not sell the property.

Ms. Cerbone asked if the Board wants to consider the budget as is, knowing that the Board can approve it as amended, if the actual assessments are not changed during the budget Public Hearing. The budget could be approved as amended, and O&M assessments moved off roll, for flexibility to get an assessment done and potentially be able to bill the SJGC more, and to bill condos, bungalows and single-family units differently. The Board was in agreement.

Discussion ensued about the process whereby taking the O&M assessments off roll requires several steps to be taken before the first invoices are mailed, including completion of an ITE Report, preparation of a Methodology, sending Mailed Notices and holding a Public Hearing.

Ms. Cerbone will work with District Counsel on the wording about the frequency of off roll O&M billing, with payments due in December, March and June, to be discussed on September 19, 2025. She noted the need to generate revenue as quickly as possible so funds are available to pay bills. She will present a proposal for District Management to manage off roll assessments, including a fee for Fiscal Year 2027, if 100% of collections are not paid from Fiscal Year 2026, and confirm the ability to add unpaid assessments to the following year's tax roll. She will work with Mr. Carroll to secure a proposal for the ITE, which will include a commitment to meet the deadline and a financial penalty should it not be met, to ensure that the Report is done.

Mr. Dean supports including repercussions for missed report and proposal deadlines.

FIFTH ORDER OF BUSINESS**Public Comments**

The Board consensus was not to offer additional public comments at this time.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-10, Ratifying the Actions of the District Manager in Re-Setting the Date of the FY 2025-2026 Budget Public Hearing; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Balduf and seconded by Mr. Holt, with all in favor, Resolution 2025-10, Ratifying the Actions of the District Manager in Re-Setting the Date of the FY 2025-2026 Budget Public Hearing for September 19, 2025 at 10:00 a.m., (Central Time), at the Community Room of the POA, 1110 Prospect Promenade, Panama City Beach 32413; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS**Update/Report: Guardhouse**

Ms. Bolla's Report was distributed for informational purposes. Questions or concerns should be emailed to District Management.

EIGHTH ORDER OF BUSINESS**District Engineer: Discussion/ Consideration /Update/Ratification****A. Status of Traffic Consultant**

This item was discussed earlier in the meeting. Mr. Carroll will cancel any work scheduled in October as it will likely be canceled, based on previous discussions.

B. Status of Road Resurfacing and Related Items

Mr. Carroll stated road resurfacing and related items were completed. The geo tech, map and borings were received. The final pay request will be sent to Mr. Conti tomorrow. It was noted that the blue fire hydrant roadway pavement markers (RPMs) were not installed.

Mr. Holt stated the letters were received; the CDD was waiting for the POA to sign the Agreement with St. Joe. RFID tags will be distributed. Mr. Carroll stated the vendor can be paid.

The meeting recessed at 4:54 p.m. and reconvened at 5:01 p.m.

NINTH ORDER OF BUSINESS

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

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

This item was deferred.

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

Discussion ensued regarding beginning the turnover of 100 yards past the new landscaping. Questions should be directed to Mr. Burke in advance of the next meeting.

This item was deferred.

C. Discussions with St. Joe

Ms. Cerbone has nothing in writing from the POA about a pending agreement between St. Joe and the POA and potential impacts on actions the CDD might take. Mr. Burke was asked to contact St. Joe. A POA Board Member believes a draft Agreement is being circulated.

This item was deferred.

TENTH ORDER OF BUSINESS

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

A. Discussion: Unmanaged Conservation Lands in Wild Heron

Ms. Womack stated a homeowner abutting a conservation easement on Turtleback Trail asked about the area being thinned. It is a very thick fire-suppressed pine flatland system with undergrowth that the CDD does not cut. Specific permission would be needed from the DEP to cut in the conservation easement area. The homeowner offered to assist with cutting if

permission is granted. She thinks it would be beneficial and the DEP might be agreeable, as the area should be pine flatwood; it would usually be treated with fire or be bushhogged, as in mitigation zones. She is unsure why only some areas were designated as mitigation zones. Many of those areas are near residential lots. A cost would be associated with thinning; the homeowner works for St. Joe and has access to some of their equipment to assist with bushhogging.

Discussion ensued about the corner of Turtleback Trail and Turtleback Court, overgrowth, potential fire hazard, ensuring the same consideration is offered to all, wetland area treatments, if the CDD would be responsible for ongoing maintenance and associated costs, and whether the DEP will grant permission for clearing and management of wetland areas.

Ms. Womack was directed to seek DEP approval.

B. Update: Conservation Easement Swap - Survey & Legal Status

Ms. Womack stated the Office of General Counsel (OGC) is reviewing the surveys. A new processor was assigned to the case. Ms. Womack called and emailed but received no response.

I. Walking Trails

II. Walking Trails Map

Ms. Cerbone stated the walking trails remain on the agenda to ensure a decision is made about whether to include funds in the Fiscal Year 2027 budget. Ms. Womack stated it is a connection point to the “Boardwalk to Nowhere”.

Discussion ensued regarding whether to have the POA conduct a survey to gauge interest. No decision was made. This item will remain on the agenda.

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

Ms. Womack stated she contacted the Florida Power & Light (FPL) representative. Ms. Cerbone suggested an email correspondence with the Florida Public Service Commission.

D. Update: The Lake Doctors, Inc. Inspection Report

- **Consideration of Water Management Agreement [Lily Pad Treatment]**

Ms. Womack presented a \$1,433 proposal for treatment of six ponds with lily pad overgrowth. An additional treatment might be needed in four to six months.

On MOTION by Mr. Balduf and seconded by Mr. Holt, with all in favor, The Lake Doctors, Inc. Water Management Agreement for Lily Pad Treatment, and authorizing up to two treatments at a cost of \$1,433 each, as directed by Ms. Womack, was approved.

Ms. Womack stated two additional “feed the wildlife” signs on the Salamander Trail ponds need to be replaced; the posts are fine. A sign by the Covington bridge is faded and cracked. A speeding sign outside the gates was fixed. The cost to replace the three signs is \$762.

Discussion ensued regarding whether the speed limit should be lowered from 35 to 25 miles per hour (mph) in that area. Mr. Carroll recommended staying within the 85th percentile. A decision regarding the speed limit sign was deferred pending feedback from the County.

On MOTION by Mr. Holt and seconded by Mr. Black, with all in favor, the proposal for replacement of three signs, in the amount of \$762, was approved.

Ms. Womack stated a proposal is pending from Kenmar Dragonett for removal of a downed tree on Marsh Rabbit in the conservation area and one in Zone 8; limbs in the Wild Heron Way side of Marsh Pointe Pond; encroaching vegetation on the right-of-way (ROW) on Sweetbay Trail; and vines growing in Zone 13 Salamander Triangle. It was noted that fallen trees are left in preservation areas, but trees can be removed in managed conservation areas.

On MOTION by Mr. Balduf and seconded by Mr. Holt, with all in favor, removal of downed trees and vegetation, in the amount of \$3,000, was approved.

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

- Elan City Warranty Extension [Evolis Speed Signs]**

Mr. Black stated the warranty is ending for the three radar speed signs. He requested additional information regarding the warranty. This item was deferred.

TWELFTH ORDER OF BUSINESS**Consideration of 2025 Amendment to Maintenance Agreement with Wild Heron Property Owners Association, Inc.**

Ms. Cerbone presented the 2025 Amendment to the Maintenance Agreement.

On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, the 2025 Amendment to Maintenance Agreement with Wild Heron Property Owners Association, Inc., in substantial form, was approved.

THIRTEENTH ORDER OF BUSINESS**Consideration of TriCorps Security Bill Rate Increase**

Ms. Cerbone stated TriCorps requested an increase from \$22.50 to \$24.50 per hour, effective July 15, 2025.

On MOTION by Mr. Balduf and seconded by Mr. Stephens, with all in favor, the TriCorps Security Bill Rate Increase, was approved.

FOURTEENTH ORDER OF BUSINESS**Consideration of Award for RFP:**

Mr. Conti distributed each Request for Proposals (RFP) published earlier this year. Only one response was received for each so they were republished but CTC was the sole respondent to the Disaster Debris Removal and Disposal Services RFP and Rustan was the sole respondent to the Disaster Debris Monitoring and Reimbursement Management Services RFP.

Ms. Cerbone stated, if there is only one respondent, the respondent can be deemed the most responsive respondent, and the Board can award the contracts accordingly.

- **Disaster Debris Removal and Disposal Services**

On MOTION by Mr. Holt and seconded by Mr. Black, with all in favor, deeming CTC, the most qualified and responsive respondent to the RFP for Disaster Debris Removal and Disposal Services, and authorizing Staff to award the contract to CTC, was approved.

- **Disaster Debris Monitoring and Reimbursement Management Services**

On MOTION by Mr. Balduf and seconded by Mr. Black, with all in favor, deeming Rustan the most qualified and responsive respondent to the RFP for Disaster Debris Monitoring and Reimbursement Management Services, and authorizing Staff to award the contract to Rustan, was approved.

FIFTEENTH ORDER OF BUSINESS

**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2024, Prepared by Carr, Riggs & Ingram,
L.L.C.**

Ms. Cerbone presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, or instances of non-compliance; it was a clean audit. "Note 3: Correction of Error" on Page 20 indicates that, in the current fiscal year, the District identified a correction related to capital assets previously reported. Certain infrastructure assets completed and placed into service in the

prior period had not been properly capitalized. Therefore, a prior period posting was done. This does not impact the fund statements.

A. Consideration of Resolution 2025-11, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, Resolution 2025-11, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

SIXTEENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Cerbone presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Holt and seconded by Mr. Stephens, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

SEVENTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2025

Ms. Cerbone stated that Staff is still working on consolidation of the bank account, as noted on the Balance Sheet. An update will be provided at the next meeting.

Discussion ensued regarding management and administrative fees charged by District Management and the fee to be charged for processing off-roll assessments, if applicable.

On MOTION by Mr. Balduf and seconded by Mr. Holt, with all in favor, the Unaudited Financial Statements as of July 31, 2025, were accepted.

EIGHTEENTH ORDER OF BUSINESS

Approval of June 4, 2025 Regular Meeting Minutes

The following change was made:

Line 102: Change “Kenns” to “Kerns”

On MOTION by Mr. Balduf and seconded by Mr. Black, with all in favor, the June 4, 2025 Regular Meeting Minutes, as amended, were approved.

NINETEENTH ORDER OF BUSINESS

Staff Reports

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

B. District Counsel: Burke Blue

There were no reports from the Ecologist or District Counsel.

C. District Engineer: McNeil Carroll Engineering, Inc.

- **Discussion: City of Panama Beach Utility Work and Related Damages**

Mr. Carroll stated the City advised that they completed the air relief valve utility work, which should fix the issue. Terry Olson was included so he knows that repairs can now be done.

Mr. Carroll noted another drainage washout at the bridge. Additional survey work will be done, and an inlet, pipes, a force main and turns will be placed in the area; the estimated installation cost is \$15,000 to \$20,000. Bids will be presented at a future meeting.

Discussion ensued regarding the need for an easement for installation of fiber utilities on Live Oak, other utilities in the easement, lightning strikes, etc.

Ms. Cerbone stated that Live Oak is copying her on emails to Mr. Carroll; they should know to contact him with needs or questions.

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

- **Consideration of Sweeney Tire Damage Repair**

Discussion ensued regarding tire damage residents claim is related to the road counter, the POA vendor mowing on Wild Heron Way, a video sent to Ms. Bolla, whether to reimburse property owners, whether to pursue a claim and the CDD's deductible.

On MOTION by Mr. Holt and seconded by Mr. Stephens, with Mr. Holt, Mr. Stephens, Mr. Balduf and Mr. Black in favor and Mr. Dean dissenting, paying Mr. Sweeney \$1,286.67, was approved. [Motion passed 4-1]

Ms. Cerbone stated Ms. Bolla will be informed that Mr. Sweeney's claim was approved, but District Counsel must prepare a Release. Additional detail is needed from Mr. Bryce. If the details are submitted before the September 19, 2025 meeting, the request might be considered.

- **Property Insurance on Vertical Assets**
- **Form 1 Submission and Ethics Training**

Ms. Cerbone reminded the Board Members to complete the required four hours of ethics training by December 31, 2025. Links to training courses will be re-sent to the Board Members.

- **NEXT MEETING DATE: September 19, 2025 at 10:00 AM (Central Time)**
 - **QUORUM CHECK**

The next meeting will be held on September 19, 2025.

TWENTIETH ORDER OF BUSINESS**Board Member Comments**

- **Discussion: Towing Rules/Agreement on CDD Roads**

Ms. Cerbone discussed the process to establish Towing Rules. The CDD would need to contract with the POA to be the on-site administrator of the Towing Agreement.

Discussion ensued regarding parking on roadways, blocking streets and concerns about excessive and effectiveness of signage. Staff was directed to work with the POA.

TWENTY-FIRST ORDER OF BUSINESS**Public Comment**

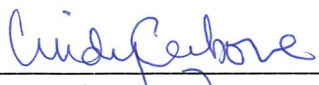
Resident Chris Brown was glad Ms. Womack discussed clearing conservation areas. He noted conservation clearing in a nearby CDD that implemented the Firewise program. It improves the appearance and safety around homes. Ms. Cerbone will provide a list of best practices.

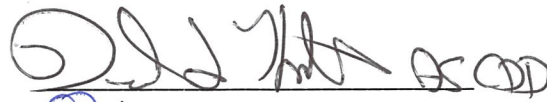
Discussion ensued regarding negotiations with St. Joe and whether changes can be made to the methodology annually.

TWENTY-SECOND ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Holt and seconded by Mr. Black, with all in favor, the meeting adjourned at 6:48 p.m., Central Time.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair

CHAIR