LAKE POWELL RESIDENTIAL GOLF

COMMUNITY DEVELOPMENT DISTRICT

October 8, 2025

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Lake Powell Residential Golf Community Development District

OFFICE OF THE DISTRICT MANAGER

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

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

https://lakepowellcdd.net/

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

October 1, 2025

NOTE: Meeting Location

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 October 8, 2025 at 2:00 p.m. (Central Time), at the POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach 32413. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Update/Report: Guardhouse

4. District Engineer: Discussion/Consideration/Update/Ratification

   A. Speed Limit Sign Feedback from County on WHW

      - Signs Estimate

5. District Counsel: Discussion/Consideration/Update/Ratification

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

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

   C. Discussions with St. Joe

6. District Ecologist: Discussion/Consideration/Update

   A. Discussion: Unmanaged Conservation Lands in Wild Heron

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

      I. Walking Trails

      II. Walking Trails Map

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

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

7. Discussion: Halff and Associates, Inc. ITE/Trip Generation Study *(moved to November 5th meeting)*

8. Discussion/Consideration: District Engineer Operations & Maintenance Report *(moved to November 5th meeting)*

9. Discussion/Consideration: Operations and Maintenance Assessment Methodology *(moved to November 5th meeting)*

10. Continued Discussion: Speeding on WHW

11. Acceptance of Unaudited Financial Statements as of August 31, 2025

12. Approval of Minutes

    A. September 4, 2025 Regular Meeting Minutes

    B. September 19, 2025 Public Hearing and Regular Minutes

13. Staff Reports

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

    B. District Counsel: *Burke Blue*

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

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

    - Consideration of Tire Damage Repairs
        - Bryce Mullen
    - Property Insurance on Vertical Assets
    - Form 1 Submission and Ethics Training
    - NEXT MEETING DATE: December 3, 2025 at 2:00 PM (Central Time)
        - QUORUM CHECK

SEAT 1	DAVID HOLT	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	DAVID DEAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	THOMAS BALDUF	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	JOEL STEPHENS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	KEN BLACK	☐ IN PERSON	☐ PHONE	☐ NO

14. Board Member Comments

    - Discussion: Towing Rules/Agreement on CDD Roads

15. Public Comment

16. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,

Cindy Cerbone

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 354 2519

LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

6

LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

6A


9:37 AM
Owner, address, or parcel ID
LAKE POWELL RESIDENTIAL GOLF
Owner
WILD HERON
Address
35159-040-000
Parcel ID
Wild Heron Way
Turtleback Trail
Turtleback Ln
LAKE POWELL
RESIDENTIAL GOLF
MCQUILLAN MARY
PEDDLER'S
PROPERTIES LLC
HARPERS
HIDEAWAY
LLC
WHALEN
JAMES F
TRUSTEES ETAL
RAWGP LLC
RAWGP LLC
HERON
HOMES OF FLORIDA
LLC
STGC OF PCB LLC
BEAUCAGE
CAROL &
CRAIG LEE

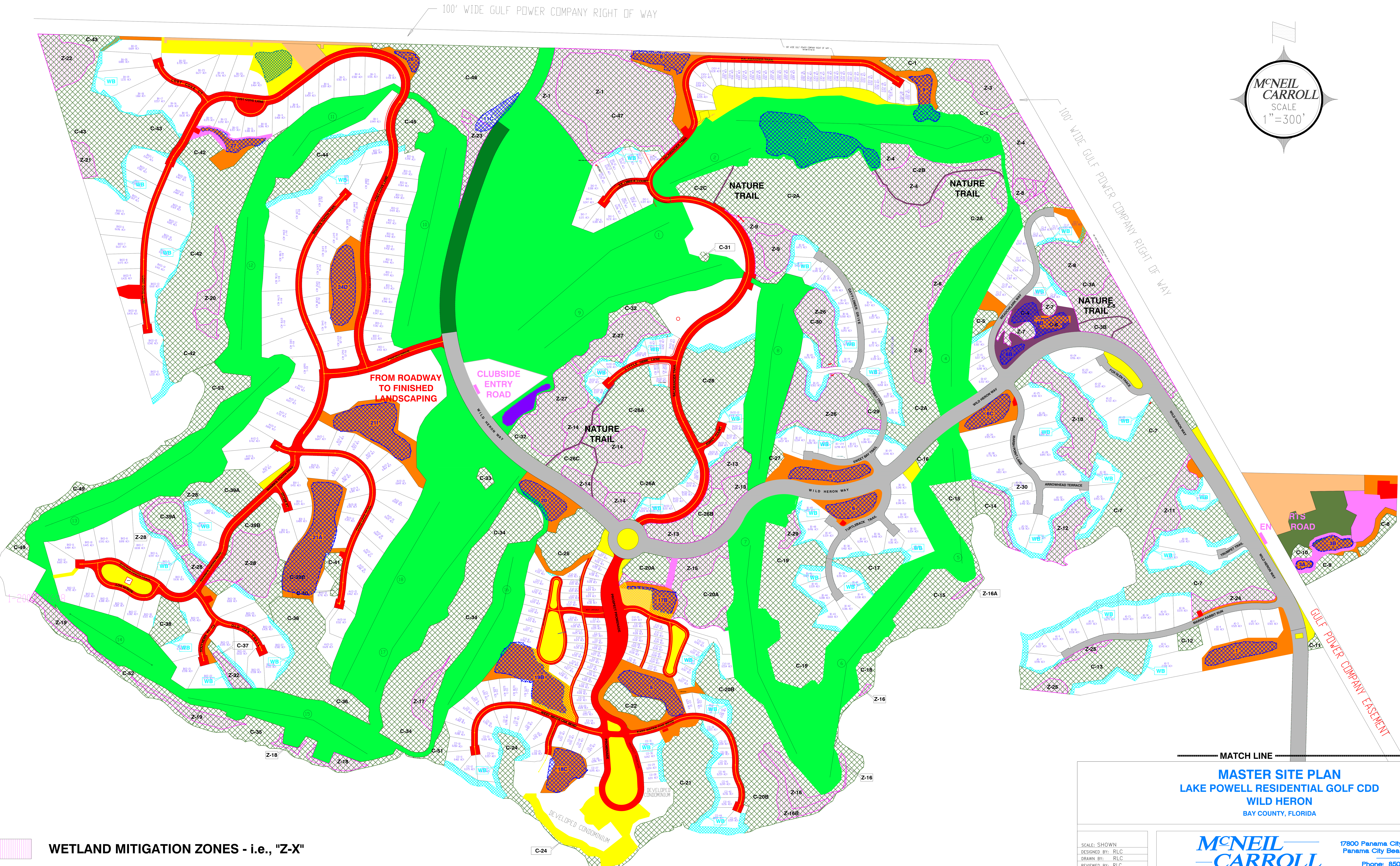
LAKE POWELL RESIDENTIAL GOLF

COMMUNITY DEVELOPMENT DISTRICT

6B

LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

6BII



	WETLAND MITIGATION ZONES - i.e., "Z-X"				
	WETLAND CONSERVATION - i.e., "C-X"		POA ROADWAY		
	WETLAND BUFFER - i.e., "WB"		CDD ROADWAY		POA OWNERSHIP
	GOLF COURSE LIMITS		GOLF COURSE ROADWAY		CDD OWNERSHIP

MASTER SITE PLAN
LAKE POWELL RESIDENTIAL GOLF CDD
WILD HERON
BAY COUNTY, FLORIDA

SCALE: SHOWN
DESIGNED BY: RLC
DRAWN BY: RLC
REVIEWED BY: RLC
ISSUE DATE: 6/29/2022
CF/D: 111801E01
NOT RELEASED FOR CONSTRUCTION
BY:
DATE:

McNEIL CARROLL ENGINEERING, INC.
Professional Engineering Consultants
17800 Panama City Beach Parkway
Panama City Beach, Florida 32413
Phone: 850-234-1730
Fax: 850-234-1731
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 7288

NO.	DATE	BY	REVISIONS
01			
02			
03			
04			
05			

Sean D. McNeil, P.E.
PROFESSIONAL ENGINEER
FL LC # 49303

Robert L. Carroll, P.E.
PROFESSIONAL ENGINEER
FL LC # 57988

SHEET NUMBER 1 OF 1

111801B — LAKE POWELL RESIDENTIAL GOLF CDD

LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

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

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

	General Fund	Debt Service Fund Series 2012	Debt Service Fund Series 2025	Total Funds
ASSETS				
Operating accounts				
BB&T	$ 154,359	$ -	$ -	$ 154,359
Wells Fargo - operating 9486	46,820	-	-	46,820
Wells Fargo - operating 2941	465,996	-	-	465,996
Centennial Bank	262,250	-	-	262,250
FineMark				
Designated - stormwater compliance	127,064	-	-	127,064
Undesignated	122,783	-	-	122,783
FineMark - ICS	391,796	-	-	391,796
Investments				
Revenue	-	81,961	-	81,961
Reserve	-	-	30,205	30,205
Cost of Issuance	-	-	11,961	11,961
Prepayment A	-	4,042	-	4,042
Opt Redemption	-	244	-	244
Interest	-	-	36,445	36,445
Deposits	2,445	-	-	2,445
Prepaid expense	705	-	-	705
Accounts recivables	2,201	-	-	2,201
Total assets	$ 1,576,419	$ 86,247	$ 78,611	$ 1,741,277
LIABILITIES & FUND BALANCES				
Liabilities:				
Accounts payable off-site	$ 1,010	$ -	$ -	$ 1,010
Total liabilities	1,010	-	-	1,010
Fund balances:				
Committed				
Disaster	150,000	-	-	150,000
Restricted for:				
Debt service	-	86,247	78,611	164,858
Assigned to:				
3 months working capital	221,899	-	-	221,899
Unassigned	1,203,510	-	-	1,203,510
Total fund balances	1,575,409	86,247	78,611	1,740,267
Total liabilities and fund balances	$ 1,576,419	$ 86,247	$ 78,611	$ 1,741,277

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	$ -	$ 672,947	$ 664,917	101%
Interest & miscellaneous	2,320	25,097	1,000	2510%
Total revenues	2,320	698,044	665,917	105%
EXPENDITURES				
Administrative				
Supervisors	-	4,306	9,689	44%
Management	2,596	28,557	31,153	92%
Accounting	918	10,094	11,012	92%
Assessment roll prep	1,209	13,301	14,510	92%
Audit	-	8,350	7,800	107%
Legal	-	4,860	12,000	41%
Engineering	-	7,747	13,280	58%
Postage	119	1,771	1,775	100%
Telephone	87	962	1,050	92%
Meeting room rental	-	600	4,500	13%
Website maintenance	-	-	750	0%
ADA website compliance	-	-	210	0%
Insurance	-	8,481	8,542	99%
Printing and binding	125	1,375	1,500	92%
Legal advertising	282	1,231	2,500	49%
Other current charges	121	1,317	1,200	110%
Office supplies	-	-	500	0%
Special district annual fee	-	-	175	0%
Trustee	-	4,246	7,431	57%
Arbitrage	-	750	1,200	63%
Dissemination agent	83	917	1,000	92%
Total administrative	5,540	98,865	131,777	75%
Security				
Security management services	17,460	192,679	244,608	79%
Total security	17,460	192,679	244,608	79%

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

	Current Month	Year to Date	Budget	% of Budget
EXPENDITURES(continued)				
Field Operations				
Lake wetland & upland monitoring				
Mitigation and monitoring				
Prescribed fires and gyro mulching	-	15,676	46,050	34%
Ecologist	-	11,010	57,980	19%
Wetland Monitoring	11,235	26,345	-	N/A
Upland Mitigation Area Maintenance	-	849	-	N/A
Total lake wetland & upland monitoring	11,235	53,880	104,030	52%
LANDSCAPE AND IRRIGATION EXPENSES				
Irrigation Repairs and Maintenance	-	18,175	-	N/A
Total landscape & irrigation repairs	-	18,175	-	
Roadway services				
Bridge repairs and maintenance	-	43,650	50,000	87%
Roadway repairs and maintenance	-	2,850	50,000	6%
Roadway resurfacing 98 to guard house	-	435,964	700,000	62%
Road restriping, painting, other projects	-	-	30,000	0%
Total roadway services	-	482,464	830,000	58%
Stormwater management				
Operations	-	7,955	17,250	46%
Pond aeration	(750)	5,060	5,000	101%
Electricity - lift stations	-	-	900	0%
Stormwater system repairs	-	5,700	18,000	32%
Total stormwater management	(750)	18,715	41,150	45%
Other charges				
Tax collector	-	13,459	13,852	97%
Feral swine removal	-	-	500	0%
Cost share-amenity: Meeting room rental	-	50,000	-	N/A
Total other charges	-	63,459	14,352	442%
Total expenditures	33,485	928,237	1,365,917	68%
Excess/(deficiency) of revenues over/(under) expenditures	(31,165)	(230,193)	(700,000)	
Fund balances - beginning	1,606,574	1,805,602	1,515,887	
Fund balances - ending				
Committed				
Disaster	250,000	250,000	250,000	
District bridge projects	25,000	25,000	25,000	
Road projects	100,000	100,000	100,000	
Storm system upgrades	50,000	50,000	50,000	
Assigned				
3 months working capital	347,886	347,886	347,886	
Unassigned	802,523	802,523	43,001	
Fund balances - ending	$1,575,409	$1,575,409	$ 815,887	

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 AUGUST 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	$ -	$ 429,323	$ 425,394	101%
Special assessment - direct bill	-	1,675	1,675	100%
Assessment prepayments	4,042	4,042	-	N/A
Interest	431	20,006	-	N/A
Total revenues	4,473	455,046	427,069	107%
Debt service				
Principal	-	240,000	245,000	98%
Interest	-	136,850	137,281	100%
Total debt service	-	376,850	382,281	99%
Other charges				
Property appraiser	-	153	-	N/A
Tax collector	-	8,434	8,862	95%
Total other charges	-	8,587	8,862	97%
Total expenditures	-	385,437	391,143	99%
Excess/(deficiency) of revenues over/(under) expenditures	4,473	69,609	35,926	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(671,352)	-	N/A
Total other financing sources/(uses)	-	(671,352)	-	N/A
Net change in fund balances	4,473	(601,743)	35,926	
Fund balance - beginning	81,774	687,990	665,500	
Fund balance - ending	$ 86,247	$ 86,247	$ 701,426	

LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED AUGUST 31, 2025

	Current Month	Year to Date
REVENUES		
Interest	$ 281	$ 533
Total revenues	281	533
Debt service		
Cost of issuance	-	95,750
Total debt service	-	95,750
Total expenditures	-	95,750
Excess/(deficiency) of revenues over/(under) expenditures	281	(95,217)
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	671,352
Bond proceeds	-	1,761,000
Underwriter discount	-	(35,220)
Premium	-	48,608
Pmt to escrow agent	-	(2,271,912)
Total other financing sources/(uses)	-	173,828
Net change in fund balances	281	78,611
Fund balance - beginning	78,330	-
Fund balance - ending	$ 78,611	$ 78,611

Lake Powell
Community Development District
Series 2025 Refunding

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
10/31/2021	-	5.000%	36,198.33	36,198.33
04/30/2022	215,000.00	-	44,025.00	259,025.00
10/31/2022	-	5.000%	38,650.00	38,650.00
04/30/2023	227,000.00	-	38,650.00	265,650.00
10/31/2023	-	5.000%	32,975.00	32,975.00
04/30/2024	238,000.00	-	32,975.00	270,975.00
10/31/2024	-	5.000%	27,025.00	27,025.00
04/30/2025	250,000.00	-	27,025.00	277,025.00
10/31/2025	-	5.000%	20,775.00	20,775.00
04/30/2026	263,000.00	-	20,775.00	283,775.00
10/31/2026	-	5.000%	14,200.00	14,200.00
04/30/2027	277,000.00	-	14,200.00	291,200.00
10/31/2027	-	5.000%	7,275.00	7,275.00
04/30/2028	291,000.00	-	7,275.00	298,275.00
10/31/2028	-	5.000%	-	-
Total	**$1,761,000.00**	**-**	**$362,023.33**	**$2,123,023.33**

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

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

LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

MINUTES
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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 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

Residents present:

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 7.14 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 to 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.

<u>[SIGNATURES APPEAR ON THE FOLLOWING PAGE]</u>

_______________________________ _______________________________

Secretary/Assistant Secretary Chair/Vice Chair

LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

MINUTES
B

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 Public Hearing and a Regular Meeting on September 19, 2025 at 10:00 a.m. (Central Time), at the POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach 32413.

Present:

David Holt	Chair
David Dean	Vice Chair
Kenneth Black	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Mike Burke	District Counsel
Robert Carroll	District Engineer
Courtney Bolla	POA Community Association Manager
Dave Muntean (via telephone)	Halff Associates

Residents present:

David Fleet	Dan Walker	Terry Olson	Rebecca Ferris	Melanie Vandiver
Jeff Mills	Tim Rosson	Chris Brown	Herbert Scheuer	

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 10:02 a.m. (Central Time). Supervisors Holt, Dean and Black were present. Supervisors Balduf and Stephens were not present.

SECOND ORDER OF BUSINESS **Discussion:**

Ms. Cerbone discussed procedures for public comments. Comments are limited to three minutes per person.

Ms. Cerbone recalled previous budget discussions of matters that could impact this budget and/or future budgets, which centered around how the CDD assesses property owners for Operation & Maintenance (O&M) expenses. She discussed the budget and the Agreement with the POA, which budgets and collects for maintenance of some CDD improvements, mainly along Wild Heron Way. She discussed concerns, questions and discussions about homeowner assessments, noting that, for a number of years, bungalow, condo and single-family owners have been assessed the same O&M amount, and the golf course inside the CDD boundaries has paid 7.4 times that amount. The question of whether the golf course should pay more was raised, along with the tennis courts, driving range, restaurant and golf course adjacent to the CDD, which could impact the CDD. The Board directed Staff to gather information and prepare reports that the Board can consider in determining whether there is an opportunity to reevaluate assessments. The main purpose today is to adopt the Fiscal Year 2026 budget. She presented several scenarios for doing so, given the information to be considered, reports to be generated, additional information needed and timeframes for each.

A. Adopt Budget "as is"

- **Trip Generation Study (ITE)**
- **District Engineer's Operations and Maintenance Report (O&M)**
- **O&M Assessment Methodology Applicable for FY27 Budget**

Ms. Cerbone stated, under Option A, the proposed Fiscal Year 2026 budget would be adopted as presented, with the understanding that, if there are any changes to the O&M Assessment Methodology, it would begin with Fiscal Year 2027.

B. Adopt Budget "as is"

- **Trip Generation Study (ITE)**
- **District Engineer's Report O&M**
- **O&M Assessment Methodology, Issue Off-Roll Assessment(s) in FY26 to Applicable Parties with Credits Applied to Applicable Parties on FY27 Tax Roll**

Ms. Cerbone stated, under Option B, based on Reports received, the proposed Fiscal Year 2026 budget would be adopted as presented. If there is an opportunity to adjust assessments so the golf course pays more than it currently does and/or so that residential unit adjustments are adjusted, District Management would take all statutorily required actions and then create off-roll assessments or direct invoices to be mailed to all underassessed parties. Any savings for residential units would be recognized as a credit for their Fiscal Year 2027 debt. If savings are calculated, a decision could also be made to postpone collection, at the Board's direction.

C. Adopt Budget "as amended"

- **Move O&M Assessments for FY26 to Off-Roll (Direct Collect)**

- **Trip Generation Study (ITE)**
- **District Engineer's Report O&M**
- **O&M Assessment Methodology**

Ms. Cerbone stated, with Option C, if the Reports are anticipated to show residential units should pay less and the golf course should pay more, the proposed Fiscal Year 2026 budget would be adopted so the Property Appraiser only collects the Debt portion of the assessments, not the Operation & Maintenance (O&M) portion. The O&M assessments would not be on the tax bill and District Management would wait to direct bill O&M assessments until all Reports are submitted, all Public Hearings held, Mailed Notices are sent, and the budget is amended.

Ms. Cerbone stated District Management does not believe Option C is in the CDD's best financial interests due to the delay in receiving revenue, but will provide this service if the Board wishes. For a fee of $5,000, District Management would provide two Mailed Notices to property owners and compare the address on the Property Appraiser's website to the address on file with the POA. If payment is not received within 30 days of the second invoice, with Board approval, District Management would confer with District Counsel to begin foreclosure on the property. To implement Option C, a quorum will be needed when the Reports are presented for review and approval. She estimates that the aforementioned steps could be completed and direct invoices sent by the end of January 2026. In this case, the CDD's cash would be limited to what is currently in the bank. In the event of a natural disaster, Staff would work with approved vendors to negotiate terms and a one-time assessment could be levied, if a bank loan is not approved.

Asked the difference between Option B and Option C, Ms. Cerbone stated that Option 2C leaves the CDD without revenues/cash for a period of time. Historically, assessments paid via property taxes begin arriving in November and are approximately 75% collected by January.

THIRD ORDER OF BUSINESS Public Comments

Resident Terry Olson expressed support for Option A and not proceeding haphazardly and avoiding a lawsuit that could cause issues for landowners and residents.

A member of the public agreed with Mr. Olson and voiced his opinion that a settlement would be beneficial as there are no guarantees that a lawsuit would be successful.

A member of the public agreed with Mr. Olson and asked for the Board's recommendation. Ms. Cerbone stated the Board will discuss the options during the meeting.

Resident Jeff Mills agreed with previous commenters. He does not support Option C.

Resident Dan Walker supports Option A and believes Option C is reckless.

Resident David Fleet stated that he and Ms. Ferris sent the marketing to Ms. Cerbone to emphasize that St. Joe is building its commercial operation and marketing it. He and Ms. Ferris would like it to be properly assessed for Fiscal Year 2026. He stated that a legal Demand Letter was put on the CDD, and he and Ms. Ferris are okay with Option B or Option C. He believes that if Option B reveals a significant credit exists, St. Joe cannot be charged more and it would need to have appropriate proportions. He stated the Request for Proposals (RFP) asks for four subject matter experts and he and Ms. Ferris are willing to volunteer in that regard.

Ms. Cerbone stated that Options A and B continue placing all assessments on the tax bill. Option C would remove the residential O&M assessment from the tax bills and the rates would be adjusted according to the study, after legal requirements are met, including holding Public Hearings, sending Mailed Notices, amending the budget, etc.

Asked if she is confident that the requirements for Option C can occur before the end of January 2026, Ms. Cerbone stated she cannot speak for the other professionals. While there is no guarantee, if everything falls into place and as long as no additional work is needed, she thinks the legal requirements could be met and invoices could be sent by late January 2026.

Mr. Black discussed the complexity of the issues and need for documentation of the basis for the golf course 7.4 ERU. He prefers a Traffic Count. He understands the ITE manual is accepted but, while he appreciates the Artificial Intelligence (AI) analysis, he thinks the Board must validate any data used and ensure adequacy of budgets in case of an emergency and to cover legal fees, etc. He believes St. Joe will fight an increase. In his opinion the Board needs to commit to moving forward, conduct the analysis, take time to do it right, and approve the budget today.

Mr. Dean recalled that the Methodology was established on December 1, 2000. He believes that, at that time, the golf course rate was 10 ERUs, the commercial property was 4 ERUs, and other units were 1 ERU. At the time, there was no golf course, golf club or tennis courts; that model was used for 25 years and, in the meantime, improvements that could have a significant impact were made. He thinks Option B would constitute a delay and keep the same assessment. He thinks the O&M assessments can be collected off roll in Fiscal Year 2026 and be placed on roll next year, if necessary. He thinks the Methodology can be changed every year and asked why that has not happened. Mr. Holt stated that nothing changed until recent years.

Ms. Cerbone suggested focusing on determining what to do moving forward. The Board has taken two steps toward adjusting assessments. The proposed Fiscal Year 2026 budget was adjusted to approve reimbursing the POA and a Traffic Consultant was engaged to review the ITE manual and a customized ITE manual for the CDD.

Mr. Burke recalled that, as Mr. Dean pointed out, the CDD was using an approved Methodology that was validated in court and is perfectly legal for imposing assessments. Whether the Board decided to assess the SJGC at the full 10 ERUs or at a lesser amount was the Board's discretion. He expects that the ERUs went from 10 to 7.4 around 2003 or 2004, when the full platted subdivision was created and the Methodology was redone to adjust for the fact that some predictions turned out to be false. Nothing that was done was inappropriate. He believes the Board decided to wait to do a study, which could cost $50,000 to $60,000, and begin with a Traffic Study or a Traffic Count. When the Traffic Count justifies proceeding with a Methodology, it will proceed. He stated that the Board did its due diligence taking steps to ensure that funds are spent appropriately. Unfortunately, the Methodology was not done this June, through no fault of the Board. He stated it does not make much sense to change the established Methodology when the facts are unchanged. The golf course and the restaurant were built as anticipated, and the Clubhouse and Pro Shop were built, which was likely a substantial change from what the original Methodology set forth.

Discussion ensued regarding the changes in the CDD, options presented, missing paperwork related to the Methodology, previous District Manager and records custodian, Severn Trent and Burke Blue's previous role as a local records office but not the records custodian.

Ms. Cerbone reiterated her suggestion that the Board remain forward-looking and noted that Mr. Fleet spoke with the previous District Manager Jim Ward but was unsuccessful in getting the information as well.

FOURTH ORDER OF BUSINESS **Consideration of Halff Associates, Inc. Agreement for the Provision of Limited Professional Services**

Ms. Cerbone recalled Mr. Carroll's recommendation that the CDD engage Mr. Muntean. She noted that the proposal is not meant to be rigid; Staff and Mr. Muntean's team corresponded at length to clarify that the information about stop signs might not be valid, that only one golf course is within CDD boundaries, etc. Additional information will be forwarded to Mr. Halff, should the proposal be approved today, and Staff will work with Mr. Muntean as necessary.

Mr. Muntean presented the Halff Associates, Inc. Agreement for the Provision of Limited Professional Services. He discussed why his firm does not propose to complete traffic counts; use of ITE Trip Manual data, CDD's buildout scenario, focusing on the CDD's buildout and the strategy of gathering the best estimates possible, then taking actual measurements approximately one year after successful buildout is completed, and then making adjustments as applicable.

Ms. Cerbone stated she and/or Mr. Carroll will forward information that Board Members provided. The Licensed, Certified professional will provide the applicable reports. If any data provided by Staff results in a change to the cost quoted, Mr. Muntean will submit a Change Order.

Mr. Muntean stated the only assistance needed is for the District Manager to ensure that the percentages will be assessed to the correct types of components of CDD property.

Ms. Cerbone gave Mr. Muntean preliminary information, such as information from the Property Appraiser but she cannot attest to the validity of the data on Bay County's website.

Discussion ensued about deliverables, contract terms, presenting report results at a CDD meeting, additional reports to be presented by the District Engineer and District Manager, etc.

On MOTION by Mr. Holt and seconded by Mr. Black, with all in favor, the Halff Associates, Inc. Agreement for the Provision of Limited Professional Services, was approved.

Ms. Cerbone asked when to expect the initial draft Report for Staff review before a final Report is presented to the Board. Mr. Muntean estimated a Report can be provided within three weeks if he, Ms. Cerbone and Mr. Carroll confer early next week and confirm the components.

FIFTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Proof/Affidavit of Publication

B. Consideration of Resolution 2025-12, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-12. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. The Consulting Engineer fee that was just approved is not included in the budget; however, reserves are available to cover the expense. Unassigned funds are available to provide for outside counsel, should litigation occur.

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

Mr. Fleet preserved his and Ms. Ferris's objection to the assessments, per their Demand Letter, and stated, if the Board votes for Option B or C, either would satisfy their objection.

> **On MOTION by Mr. Dean and seconded by Mr. Black, with all in favor, the Public Hearing was closed.**

Ms. Cerbone stated the next steps the Board may take with the ITE Study, the District Engineer's Report and the Methodology could lead to amending the Fiscal Year 2026 budget and could lead to direct billing the impacted parties. Today's motions will approve the Fiscal Year 2026 budget only; the Halff Associates, Inc., Agreement was already approved. Until an Engineer's Report and an Assessment Methodology are provided, there can be no guarantee that an amended budget and off-roll assessments will be done. Today's motion and second will approve the Fiscal Year 2026 budget as presented, and the tax bills will include both the debt and O&M assessments. The options presented today were meant for the Board to understand and give direction to Staff regarding what must be done above and beyond adopting the budget.

Ms. Cerbone presented Resolution 2025-12 and read the title, as amended.

> **On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, Resolution 2025-12, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026, as amended clarifying and moving $100,000 out of Unassigned Fund Balance into a line item titled "Outside Counsel"; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-13, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the**

Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-13. This Resolution takes into consideration the budget that was just adopted and the assessment levels contained therein, directs Staff to prepare a lien roll and transmit the lien roll to the Tax Collector for placement of the assessments on the property tax bill. She reviewed Section 3, which provides for future collection methods.

> **On MOTION by Mr. Black and seconded by Mr. Dean, with all in favor, Resolution 2025-13, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

SEVENTH ORDER OF BUSINESS Update/Report: Guardhouse

There was no report. There were no questions or issues for Ms. Bolla.

EIGHTH ORDER OF BUSINESS District Engineer: Discussion/ Consideration /Update/Ratification

A. Status of Road Resurfacing and Related Items

Mr. Carroll stated the final invoice was approved.

B. Easement for LiveOak Fiber at Turtle Cove

Mr. Carroll stated the Easement was approved and as-builts were provided. They will need to call 811 for locates; everything will be within the right-of-way (ROW). Warnings were given regarding water, sewer, etc.

C. Speed Limit Sign Feedback from County on WHW

Mr. Carroll stated there were no objections to installing the sign on the curb ahead. The location is the main curb by the last bridge. Mr. Carroll will coordinate with Ms. Womack.

Discussion ensued regarding production of signs, transitioning that portion of roadway to the County in the future and the sign to be ordered.

> **On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, the purchase and installation of two speed limit signs, in a not-to-exceed amount of $2,000, was approved.**

NINTH ORDER OF BUSINESS **District Counsel: Discussion/ Consideration /Update/Ratification**

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

Mr. Burke will confirm by Monday if this was permitted.

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

Mr. Burke stated that a survey and a legal description of the area will be needed for turnover to the County. He will request a proposal to be presented at the next meeting.

C. Discussions with St. Joe

Mr. Burke stated, per Mr. Brown, St. Joe owes a response to the POA. St. Joe is treating the CDD and the POA as one. If St. Joe specifies a dollar amount to be paid, he thinks the CDD will need to negotiate with the POA. Ms. Cerbone stated the CDD is not a party to the Agreement.

St. Joe will build a back gate at its expense, with no impact to the Agreement.

Discussion ensued regarding fencing projects.

Ms. Cerbone stated this does not involve CDD property; the property is owned by the POA on one side and the golf course on the other side, and Forida Power & Light (FPL) has a utility easement. It is not a direct CDD issue but it can indirectly affect the CDD working with the POA.

Mr. Olson stated a short-term solution involves the golf cart path connecting the back gate to Orchard. Once Bay County approves sewer, water and utility locations, etc., a roadway will be installed to connect Watersound Parkway to 98. Ms. Cerbone asked if the road to be built is anticipated to change the ITD information in the future. These items will remain on the agenda.

TENTH ORDER OF BUSINESS **District Ecologist: Discussion/ Consideration/Update**

A. Discussion: Unmanaged Conservation Lands in Wild Heron

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

I. Walking Trails

II. Walking Trails Map

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

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

These items were deferred.

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

Mr. Holt expressed concern about speeding and suggested engaging the Sheriff's Department for traffic enforcement. Ms. Cerbone stated that Mr. Conti will provide information to Ms. Sanchez, who worked with the Bay County Sheriff. Mr. Burke, Mr. Carroll and Ms. Cerbone will be copied on the email correspondence. This item will be included on the next agenda.

TWELFTH 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**

This item will be removed from future agendas.

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

- **Consideration of Tire Damage Repairs**
  - **Joe Sweeney**

Ms. Cerbone stated Mr. Sweeney must sign a release. The insurance carrier stated a check can be cut and they can investigate and potentially reimburse the CDD. The Board directed payment upon receipt of an executed Release; insurance reimbursement will not be pursued.

  - **Bryce Mullen**

Mr. Mullen has not responded to calls. This item will remain on the agenda.

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

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

- **NEXT MEETING DATE: October 1, 2025 at 2:00 PM (Central Time)**
  - **QUORUM CHECK**

On MOTION by Mr. Dean and seconded by Mr. Black, with all in favor, rescheduling the October 1, 2025 meeting to October 8, 2025 at 10:00 a.m., was approved.

THIRTEENTH ORDER OF BUSINESS Board Member Comments

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

This item was deferred.

FOURTEENTH ORDER OF BUSINESS Public Comment

Ms. Cerbone stated the budget options were already discussed. The Board directed adopted budget “as is” and data will be presented later to consider changes, if appropriate.

Discussion ensued regarding a resident who asked about installation of a traffic light at the intersection of Wild Heron Way and 98, speeding on Wild Heron Way, etc.

A resident stated that an issue exists with the new wildlife signs. Ms. Cerbone asked for an email to be sent to Ms. Womack.

A resident asked the Board to make a motion for Option 2 which was presented.

Ms. Cerbone stated that a resident was misinformed that a traffic signal was approved.

The Board directed Mr. Carroll to obtain the latest Traffic Study for the signal at 98 and Wild Heron Way.

Regarding recent events, Ms. Cerbone stated the Board previously approved the District Engineer preparing an Engineer’s Report upon receipt of information about the traffic and impact on Wild Heron Way and throughout the CDD. Today the Board approved an Agreement with Halff Associates to be used as the basis for the Engineer’s Report. The Board previously approved District Management to prepare an Assessment Methodology upon receipt of two Reports. The Fiscal Year 2026 budget was adopted today, with assessments on the property tax bills.

Mr. Burke stated the question is what action the Board will take. The Board now has the option to come back in January and implement Option B.

Mr. Fleet voiced his opinion stated that a Resolution is needed now to leave the window open for the Board to revise the Assessment Methodology for Fiscal Year 2026, and to apply credits for the 2026 budget in the Fiscal Year 2027 budget, based on information in the Reports.

Mr. Burke stated that both Resolutions 2025-12 and 2025-13 do exactly that.

FIFTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Holt and seconded by Mr. Black, with all in favor, the meeting adjourned at 12:22 p.m., Central Time.

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Secretary/Assistant Secretary Chair/Vice Chair

LAKE POWELL
RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

LAKE POWELL RESIDENTIAL GOLF COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION *POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach, Florida 32413*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 1, 2025 *rescheduled to October 8, 2025*	**Regular Meeting**	**2:00 PM (Central Time)**
October 8, 2025	**Regular Meeting**	**2:00 PM (Central Time)**
December 3, 2025	**Regular Meeting**	**2:00 PM (Central Time)**
February 4, 2026	**Regular Meeting**	**2:00 PM (Central Time)**
March 4, 2026	**Regular Meeting**	**2:00 PM (Central Time)**
April 1, 2026	**Regular Meeting**	**2:00 PM (Central Time)**
May 6, 2026	**Regular Meeting**	**2:00 PM (Central Time)**
June 3, 2026	**Regular Meeting**	**2:00 PM (Central Time)**
August 5, 2026	**Public Hearing and Regular Meeting**	**2:00 PM (Central Time)**