MINUTES OF MEETING
LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lake Powell Residential Golf Community Development District held a Regular Meeting on October 8, 2025 at 2:00 p.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
Thomas Balduf	Assistant Secretary
Joel Stephens	Assistant Secretary

Also present:

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

Members of the public:

Bryce Mullen   David Fleet   Chris Brown

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

Mr. Conti called the meeting to order at 2:05 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

- **Consideration of Tire Damage Repairs**
  - **Bryce Mullen**

This item, previously part of Item 13D, was presented out of order.

Ms. Cerbone recalled an incident months ago in which two vehicles incurred tire damage on Wild Heron Way. After reviewing very detailed bills documenting vehicle repairs provided by Mr. Sweeney, rather than submitting an insurance claim, the Board directed District Counsel to prepare a release and directed District Management to reimburse Mr. Sweeney for the repairs. While a very similar request was received from Mr. Mullen, more detailed bills were requested for the Board's consideration.

Mr. Mullen discussed the incident and the damage to his vehicle and presented his detailed request for reimbursement. While two tires were damaged, it was necessary to replace all four because those tires are not manufactured anymore.

The Board and Staff considered and discussed the documentation.

Ms. Cerbone stated that the bills submitted include an additional level of detail.

Mr. Dean asked if the tires had 10,000 miles of wear at the time of the incident. Mr. Mullen replied affirmatively and stated that the tires were 25,000 mile rated tires.

On MOTION by Mr. Holt and seconded by Mr. Balduf, with Mr. Holt, Mr. Balduf, Mr. Stephens and Mr. Black in favor and Mr. Dean dissenting, reimbursing Mr. Mullen $2,583.36 for the repairs to his vehicle, and not submitting an insurance claim, was approved. (Motion passed 4-1)

Resident David Fleet asked the Board to reconsider giving the portion of Wild Heron Way from the gate outward to the County. He recalled previous discussions and voiced his opinions that it might be possible to recoup part of the cost of maintaining the road and questioned whether St. Joe would be satisfied with how minimally the County would maintain it. He thinks a sidewalk or cart path is needed and that the County would not build such an improvement, but St. Joe might support it. He thinks more research is needed to explore revenue opportunities for accessing a CDD road from property outside the CDD.

Resident Chris Brown stated he is in favor of giving the road back and suggested a Maintenance Agreement whereby the POA or the CDD could maintain the roadway to a different standard than the County. He stated he appreciates Mr. Dean's apology and asked for it to be on the record and asked if he would like to repeat it for the record.

The Board and Staff discussed the need to maintain the portion of Wild Heron Road in question at a higher level than the County would typically provide.

Ms. Cerbone stated that such situations are not uncommon and the County occasionally will require the other entity to maintain the property. She noted that Mr. Burke is in agreement and, at the Board's direction, he is already working to determine the next steps so the Board can approve whether to proceed.

Ms. Cerbone recalled Mr. Brown asking if a Board Member wished to make a statement for the record related to discussions before the start of the meeting.

Prior to the meeting, Mr. Dean issued an apology to Mr. Brown and Mr. Brown asked that Mr. Dean state his apology for the record. Mr. Dean stated his apology for the record.

Mr. Holt voiced his opinion that the meeting was somewhat contentious and asked for a verbatim version of the minutes to be provided. Mr. Holt was advised that Management can provide him with a copy of the audio.

Mr. Dean stated some comments occurred after the meeting was adjourned. A Board Member expressed interest in a verbatim copy of the minutes.

Ms. Cerbone stated that, due to Mr. Burke's schedule, the agenda will be reorganized to address items requiring his feedback before he must leave. She stated that District Management does not normally provide verbatim minutes and the audio is available, should it be needed. Summary minutes are prepared to capture the essence of topics, rather than every detail.

Mr. Burke stated that the summary meeting minutes meet Statutory requirements as intended. He believes the request from the Board would not be to change the minutes, but for a verbatim transcript of discussions to be included. He thinks that the minutes are sufficient as they are and, as Ms. Cerbone stated, meetings are recorded. He stated the recording is also a public record which can be provided upon submitting a request to Ms. Cerbone. He noted that the meeting in question was five hours long.

Asked how long the audio is kept on file, Ms. Cerbone stated that District Management does not destroy audio files. Mr. Burke stated that retention requirements would be the same as for any other public records. Ms. Cerbone stated that she already sent copies of the audio to other individuals.

Mr. Burke suggested interested parties contact Ms. Cerbone for a copy of the audio.

Ms. Cerbone will send a Dropbox link to Mr. Holt to access the audio file.

A Board Member voiced his opinion that the last meeting was contentious and, as long as the audio file is maintained in the public record, that is acceptable. Mr. Burke stated that District Management retains public records in perpetuity, including audio files.

Ms. Cerbone noted the consensus was that, at the appropriate time, the meeting minutes will be approved as presented or as amended, and the audio will be provided upon request.

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

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

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

Mr. Burke stated the signage request was transmitted to the County Attorney, and the response was that no favorable results were received from the Florida Fish and Wildlife Conservation Commission (FWC) lately regarding waterway signage. It will be up to the CDD to seek FWC approval. The County Attorney wants the CDD to obtain FWC approval before pursuing a rulemaking process related to signage and will not approve the Ordinance until the FWC indicates approval. Mr. Burke stated he identified a contact at the FWC and will continue pursuing this. This item will remain on the agenda.

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

Mr. Burke stated he followed up with the surveyor, from whom a proposal was requested. The surveyor has been out of the office but will provide a time and cost proposal. For purposes of an estimate, the proposal will quote the scope of work approximately 300’ south from the guardhouse; an actual measurement will be needed before work begins.

On MOTION by Mr. Balduf and seconded by Mr. Holt, with all in favor, obtaining a survey for potential turnover of Wild Heron Way, from the Guard House to 98, in a not-to-exceed amount of $20,000, was approved.

C. Discussions with St. Joe

Mr. Burke stated there was no update. At the last meeting, he reported that St. Joe is in discussions with the POA.

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

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

Mr. Burke stated that he provided the Board with information regarding Rules for parking enforcement. Signage must indicate where parking is allowed and where it is prohibited and an Agreement with a towing company is needed. He recommended enforcement be delegated to the POA. The formal rulemaking process must be followed.

Discussion ensued regarding areas for parking enforcement, specifics for a towing policy, construction traffic parked on the right-of-way (ROW), emergency vehicle access, POA enforcement requirements, installation of “No Parking” zone signage, towing violators immediately, POA designee calling the towing company, the Board’s ability to designate some roads or all roads “No Parking” zones, etc.

Ms. Cerbone suggested scheduling a public hearing to consider the specifics of establishing a towing policy. Approval to order signs, contracting with a towing company, and designating an agent to call the towing company would also be needed.

On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, setting a Public Hearing related to consideration/adoption of Parking and Towing Rules, for December 3, 2025 at 2:00 p.m. (Central Time), at the POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach 32413, was approved.

Mr. Conti stated that the Bay County Sheriff’s Office (BCSO) can provide off-duty enforcement for $56 per hour with a four-hour minimum per request; however, off-duty officers would not issue tickets. Ms. Cerbone stated the best way to ensure tickets are issued on Wild Heron Way is for property owners to call the County Commissioner and/or the BCSO’s Public Affairs Office and request more law enforcement on Wild Heron Way.

Discussion ensued regarding the need for enforcement, engagement of off-duty uniformed officers who are armed, and under what circumstances tickets could be issued, if any.

Mr. Conti will request clarification about issuance of tickets.

Ms. Cerbone stated the GIS map was updated to ensure that the BCSO knows that Wild Heron Way is a public roadway. She reiterated the need to email and phone the County Commissioners and/or the BCSO.

Mr. Burke was directed to work with Mr. Conti to call the Sheriff's office for further clarity on the off-duty officer to issue tickets.

Ms. Cerbone discussed the anticipated length of the November 5, 2025 meeting and the limited availability of the meeting room on that day and suggested addressing all non-assessment related agenda items on November 5, 2025, and then discussing the ITE Report and the Methodology if time remains. She suggested a second meeting on Thursday, November 6, 2025 to finish considering the ITE Report and the Methodology.

The consensus was to schedule meetings on November 5 and 6, 2025, as described.

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

Ms. Bolla distributed her Report and noted the following:

➢ A significant amount of turnover with TriCorp has occurred. TriCorp has struggled with employee retention. She and Ms. Womack trained replacement guards. Putting the contract out to bid when the contract ends is recommended.

➢ The exit gate motor and arm were replaced but the gate remains stuck in the up position. There were no incidences of vehicles driving through the gate. Vehicles constantly tailgating through the extremely busy exit gate are thought to be the blame for the motor damage; repairs and timing adjustments have been made. Leaving the exit gate open during construction hours was suggested, due to the volume and speed of vehicles passing through the gate.

Ms. Cerbone stated the POA drafts the Post Orders that the Board is supposed to approve; the Board could approve modification of the Post Orders or inclusion of a clause stating that the exit gate can be left open during specified hours.

On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, authorizing modification of the Post Orders to include a clause allowing the exit gate arm to remain open during construction hours, from 7:00 a.m. until 6:00 p.m., Monday through Friday; and from 9:00 a.m. until 4:00 p.m., on Saturdays; was approved.

The consensus was to include review of the TriCorp Agreement and whether to go to bid on the November agenda.

FOURTH ORDER OF BUSINESS **District Engineer: Discussion/ Consideration /Update/Ratification**

A. Speed Limit Sign Feedback from County on WHW

- **Signs Estimate**

Mr. Carroll stated BCL Civil provided a proposal for standard aluminum post curb signs for $600 each. Ms. Cerbone noted this was approved at the last meeting in a not-to-exceed amount of $2,000.

Mr. Carroll stated the bridge drainage surveying was completed. A proposal for installation will be presented at the next meeting. It was noted that the Covington Bridge and the bridge inside the gate were surveyed.

FIFTH ORDER OF BUSINESS **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

These items were presented following the Second Order of Business.

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

A. Discussion: Unmanaged Conservation Lands in Wild Heron

Ms. Womack stated she discussed the unmanaged conservation areas with the Department of Environmental Protection (DEP), and their initial comments were that the CDD needs to submit an application and obtain a permit to thin the preservation areas adjacent to residences. DEP's opinion is that the only work that can be allowed is for exotic and nuisance species and that applications and a Management Plan are required for any other work. The areas in question are fire-suppressed Pine Flatwood systems where an opportunistic species is present. While the DEP does not consider it an exotic or a nuisance species, an argument could be made that it is a nuisance species in a Pine Flatwood system.

Discussion ensued regarding the extent of the issue in preservation areas adjacent to residences, overgrowth in the past 20 years and the resulting fuel load and other conservation areas that can now be managed as a result of such discussions with a Program Administrator.

The consensus was that it is worth discussing this with the DEP and, if the DEP is receptive, a permit application will be submitted. This item will remain on the agenda.

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

Ms. Womack stated she spoke with the processor and they are still waiting for a response from the OGC. She will inquire when she speaks with the Program Administrator.

I. Walking Trails

II. Walking Trails Map

It was previously decided to wait to ask the POA to do a survey to gauge community interest before asking Ms. Womack and Mr. Carroll to develop an estimate of how much to budget in Fiscal Year 2027. These items will remain on the agenda.

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

Ms. Womack is still working on this; she obtained the contact information for the Florida Power & Light (FPL) Land Manager for ROWs. FPL does not have a set trimming schedule.

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

Ms. Womack stated the Report was presented at the last meeting. The proposal for lily pad treatments was executed and the first treatment should occur in the next few weeks.

Ms. Womack stated that the two previously approved wildlife signs on Salamander and one sign for the bridge outside the gate will be replaced when a replacement check is received.

Ms. Womack recalled that clearing ROW areas on Sweet Bay Trail was approved in a not-to-exceed amount of $3,000; however, the proposal was nearly $8,000. Additional proposals will be requested.

Mr. Holt asked to be called if anyone observes feral hogs so he can engage the trapper.

Discussion ensued regarding the need to ask BrightView to address vine overgrowth in previously cleared areas. It was noted that this is not within the normal scope of work.

The meeting recessed at 3:41 p.m. and reconvened at 3:49 p.m.

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

Mr. Conti stated that the Seventh, Eighth and Ninth Orders of Business were deferred to the next meeting and included on the agenda so that updates can be provided.

Mr. Conti stated that Halff and Associates advised that the ITE/Trip Generation Study will be completed on or around October 17, 2025. Upon receipt of the Study, the District Engineer will create the Operations & Maintenance Report and then District Management will create the Operations & Maintenance Assessment Methodology.

EIGHTH ORDER OF BUSINESS **Discussion/Consideration: District Engineer Operations & Maintenance Report (moved to November 5th meeting)**

This item was discussed during the Seventh Order of Business.

NINTH ORDER OF BUSINESS **Discussion/Consideration: Operations and Maintenance Assessment Methodology (moved to November 5th meeting)**

This item was discussed during the Seventh Order of Business.

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

This item was discussed following the Second Order of Business.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of August 31, 2025**

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

TWELFTH ORDER OF BUSINESS **Approval of Minutes**

A. September 4, 2025 Regular Meeting Minutes

The following changes were made:

Line 52: Change "7.14" to "7.4"

Line 26: Change "Residents" to "Members of the Public"

B. September 19, 2025 Public Hearing and Regular Minutes

The following changes were made:

Line 298: Change "ITD" to "ITE"

Line 24: Change "Residents" to "Members of the Public"

On MOTION by Mr. Black and seconded by Mr. Dean, with all in favor, the September 4, 2025 Regular Meeting Minutes, and the September 19, 2025 Public Hearing and Regular Minutes, both as amended, were approved.

THIRTEENTH ORDER OF BUSINESS Staff Reports

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

Discussion ensued regarding a request from the owner of a lot adjacent to a CDD stormwater pond who wants to perform aesthetic trimming on CDD land between their property and the open water of the pond. Ms. Womack sees no problem from the Environmental Permit perspective. Trimming like this has not been paid for by the CDD in the past.

Ms. Womack will advise the property owner.

B. District Counsel: Burke Blue

C. District Engineer: McNeil Carroll Engineering, Inc.

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

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

- **Consideration of Tire Damage Repairs**
  - **Bryce Mullen**

This item was presented following the Second Order of Business.

- **Property Insurance on Vertical Assets**

This item was not addressed.

- **Form 1 Submission and Ethics Training**

This item was discussed during the Fifteenth Order of Business.

- **NEXT MEETING DATE: December 3, 2025 at 2:00 PM (Central Time)**
  - **QUORUM CHECK**

Mr. Conti stated the next meeting will be held on November 5, 2025, rather than December 3, 2025, at 10:00 a.m. (Central Time). If necessary, the November 5, 2025 meeting will be continued to November 6, 2025 at 10:00 a.m. (Central Time).

On MOTION by Mr. Dean and seconded by Mr. Black, with all in favor, scheduling a meeting on November 5, 2025 at 10:00 a.m. (Central Time), at the POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach 32413, was approved.

FOURTEENTH ORDER OF BUSINESS **Board Member Comments**

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

This item was presented following the Second Order of Business.

FIFTEENTH ORDER OF BUSINESS **Public Comment**

A member of the public asked if meeting dates were published. It was noted that the Fiscal Year 2026 Meeting Schedule was previously adopted, that an additional meeting was scheduled today, and that meetings are posted on the CDD website.

Regarding what is necessary once the ethics training is completed, Ms. Cerbone stated that completion of the requirement in 2026 will be noted when filing Form 1 in 2027.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Holt and seconded by Mr. Stephens, with all in favor, the meeting adjourned at 4:05 p.m., Central Time.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair
AS CDD CHAIR