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/

November 25, 2025

ATTENDEES:

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

Board of Supervisors Lake Powell Residential Golf Community Development District

NOTE: Meeting Time

Dear Board Members:

The Board of Supervisors of the Lake Powell Residential Golf Community Development District will hold a Town Hall Meeting on December 2, 2025 at 6:30 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. Discussion Items
 - A. Overview of a CDD
 - Key Functions
 - Governance
 - Financial Structure
 - Benefits
 - B. Overview of District Budget
 - Professional and Administration Fund
 - Field Operations and Maintenance Fund
 - C. Current Projects Under Construction
 - D. Impact of St. Joe Development
 - E. Wild Heron Way Speeding
 - F. Board Member Concerns
 - G. Other CDD Related Matters
- 3. NEXT MEETING DATE: December 3, 2025 at 2:00 PM (Central Time)

Board of Supervisors Lake Powell Residential Golf Community Development District December 2, 2025, Town Hall Meeting Agenda Page 2

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

4. 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
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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