

**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 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.

Present:

David Dean
Kenneth Black
Thomas Balduf

Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Cindy Cerbone
Chris Conti

District Manager
Wrathell, Hunt and Associates, LLC (WHA)

Residents present:

Tom Kerns
Dan Walker
Alyssa Mills

Chris Brown
Dan Stewart
Jeff Mills

David Fleet
DeLane Stewart
Chris Stumpf

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Dean called the Town Hall Meeting to order at 6:31 p.m., Central Time.

Supervisors Dean, Balduf and Black were present. Supervisors Holt and Stephens were not present.

SECOND ORDER OF BUSINESS

Discussion Items

Mr. Dean and Ms. Cerbone provided an overview of CDD operations and Staff and responded to questions related to the following:

A. Overview of a CDD

- **Key Functions**
- **Governance**

- **Financial Structure**
- **Benefits**

Mr. Dean discussed the CDD's formation, its purpose for funding and constructing infrastructure, its taxing authority, collection of non-ad valorem taxes to fund the Operations & Maintenance (O&M) costs of the CDD, bond issuances and refinancings, the CDD boundaries within the gate, grandfathered properties, the early sale of Turtle Cove to St. Joe, requirement for the CDD to have an Ecologist on staff, restrictions applicable to CDD property designated as conservation areas, preservation of water quality, and CDD funding of landscaping on CDD property.

B. Overview of District Budget

- **Professional and Administration Fund**
- **Field Operations and Maintenance Fund**

Ms. Cerbone stated that, on behalf of the CDD, the POA still maintains some landscaping around the lake banks; effective October 1, 2025, the CDD took back its landscaping and irrigation along Wild Heron Way. The CDD has a contract with the POA, which budgets, funds, collects and contracts with the vendor for maintenance of the 14 ponds.

Discussion ensued regarding tree trimming performed by the POA, damaged signs on Wild Heron Way, whether the operations management responsibilities assigned to the Ecologist might better be managed by the POA, and whether changes to the scope of services and funding model are needed.

Mr. Dean stated that no decisions will be made today; the purpose of the Town Hall meeting is to provide information and a forum to hear property owners' concerns.

A resident voiced his opinion that items to be accomplished should be defined and that accountability for results is needed.

Discussion ensued regarding timelines, management, division of costs between the CDD and the POA, ensuring that St. Joe pays its fair share, Sunshine Law requirements, Ms. Womack's responsibilities and attendance at most meetings, and the need to communicate the CDD's goals and objectives.

Ms. Cerbone stated that, when a topic is raised that the Board is not yet ready to address, it is included in the agenda under District Counsel, District Engineer or District Ecologist, and kept

on the agenda to ensure that it is addressed. Walking Trails will likely be discussed at the March 2026 meeting, in order to include it in the proposed Fiscal Year 2027 budget, if applicable. The Board advises Staff as to which items will be addressed.

C. Current Projects Under Construction

Mr. Dean discussed the recently completed long-term paving project inside and outside the gate. He noted that stormwater management preventive maintenance needs can arise following major storms. He discussed a land swap recently initiated with the Department of Environmental Protection (DEP) to provide more land for further development, should the CDD and the POA determine that amenity development would be advantageous.

Discussion ensued regarding changes made by the Developer resulting in the loss of boat and trailer storage, potential development of a new storage facility, developing a fee-based amenity, the need for a vote of 75% of membership, CDD development of a public amenity, establishment of a nonresident rate to deter outside parties and the accompanying rule and ratemaking process, issues related to public and private access, and gate access.

Discussion ensued regarding a portion of CDD roadway to be turned over to the County.

Mr. Dean stated the County advised that the CDD must ensure that the portion of the road is up to County standards. Ms. Cerbone noted that the CDD plans to keep maintenance rights and turn ownership over to the County. It was noted that the portion of roadway in question is approximately 200 yards past the guard gate and extends to Highway 98, with the exception of the Covington Bridge. The benefit of the turnover is that the County will be responsible for future repaving.

D. Impact of St. Joe Development

Mr. Dean discussed St. Joe's proposed development adjacent to the CDD behind the back gate and a Planned Unit Development (PUD) near the Covington Bridge and potential impacts to the CDD. When the issue of wear and tear on Wild Heron Way and the bridge was raised, the Panama City Planning Board indicated that St. Joe would be required to enter into a Maintenance Agreement with the CDD for Wild Heron Way and the bridge. As of three weeks ago, the same PUD did some land use swaps and the Planning Board issued an approval. Impacts to the CDD might include water pressure issues if Developers tie into the CDD's water main.

Discussion ensued regarding the likelihood that additional units will increase the chances of a traffic signal being installed on Highway 98. Mr. Dean stated that the Florida Department of Transportation (FDOT) governs all the signal lights and St. Joe has historically obtained approval for installation of a traffic signal when developing such projects.

It was noted that property owners can be encouraged to write letters to urge the FDOT to address the safety concerns.

A resident asked if there is an anticipated timeline for takeover of the roadway.

Mr. Dean voiced his belief that it will not be before the beginning of the next fiscal year.

It was noted that core samples were completed. Mr. Dean stated the County will not accept the bridge because the CDD does not have the construction as-builts for the bridge. Ms. Cerbone stated this is not a unique problem and expressed hope that the as-builts will be located.

Discussion ensued regarding the need to pursue other possible avenues for reimbursement to compensate for impact, the potential for adjustments to O&M, increasing assessments to St. Joe, adjustments to the Assessment Methodology, the need for accurate numbers, the Halff Report and the ITE Trip Manual.

Ms. Cerbone stated the CDD hired a licensed, certified professional who conducts this type of study. He is extremely familiar with CDDs that have public and private golf courses inside their boundaries; every document was provided to the Consultant.

A member of the public voiced his belief that St. Joe has the ability to provide data.

Discussion ensued about that not being how such calculations are done.

A Board Member stated his understanding that calculations based on ITE Trip Manuals are accepted in court.

Asked how much the professional charged to perform the calculation, Ms. Cerbone stated that the cost will be approximately \$7,500, plus travel time to attend the meeting.

Ms. Cerbone stated that, at tomorrow's meeting, the Board will review the direction given at the last meeting, consider and discuss the District Engineer's O&M Report, the Assessment Methodology and the proposed budget, and determine if the numbers will be adjusted.

Mr. Dean stated that the Board engaged the best ITE Consultant in Florida and expressed his confidence in the outcome and in avoiding a lawsuit since the ITE Trip Manual is accepted across the entire nation.

Ms. Cerbone stated that Mr. Muntean can be re-engaged to write a statement regarding the ITE data he utilized, which in turn had the domino effect on the Engineer's Report and the Assessment Methodology, compared to actual data that could have been obtained if St. Joe had released it. A not-to-exceed amount would need to be determined at tomorrow's meeting for such a step.

E. Wild Heron Way Speeding

A Board Member discussed ongoing speeding on Wild Heron Way and stated that he consistently observes what he believes to be speeds of 75 miles per hour (mph) exiting the circle. He acknowledged that most obey the speed limits; however, in May and November, seventeen individuals were documented exceeding 70 mph at the one RADAR sign.

Discussion ensued regarding educating residents, steps that can be taken to document speeding and implementing speed tables or other measures to reduce speeding.

It was noted that law enforcement could be engaged in the next budget year.

Discussion ensued regarding previous success with rover patrols and cost sharing between the CDD, the POA and St. Joe.

F. Board Member Concerns

No Board Member concerns were presented.

G. Other CDD Related Matters

No other CDD related matters were discussed.

THIRD ORDER OF BUSINESS

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

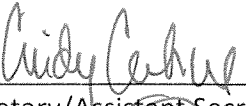
○ **QUORUM CHECK**

FOURTH ORDER OF BUSINESS

Adjournment

The Town Hall Meeting adjourned at 8:09 p.m., Central Time.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair