

**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 December 3, 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 (via video conference)	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
Brittany Mattson	POA Office
Courtney Bolla	POA Community Association Manager
Chris Brown	Resident/Architectural Review Board (ARB)

Residents present:

Rebecca Ferris	Dan Walker	Dan Stewart	Kevin Dupont
John R. Hardesty	Greg Dubs	Jeff Mills	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Conti called the meeting to order at 2:04 p.m., Central Time. Supervisors Holt, Dean, Balduf and Black were present. Supervisor Stephens attended via video conference.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

Mr. Burke stated that Mr. Stephens is attending via video conference today due to extraordinary circumstances. While Board Members do not typically attend meetings

electronically or via telephone, the Attorney General has opined that such attendance is acceptable, so long as a physical quorum is present at the meeting, which is the case today.

Mr. Conti and Ms. Cerbone distributed and discussed updated versions of the District Engineer Operations & Maintenance Report, the Operations and Maintenance Special Assessment Methodology Report and the Fiscal Year 2026 Proposed Amended Budget that are referenced in the Ninth, Tenth and Eleventh Orders of Business, respectively.

Ms. Cerbone suggested taking agenda items out of order to discuss assessments first, recap what was done at the last meeting, recap the updates made based on Board directions, and review the next steps between today and January 9, 2026. The Board was in agreement.

Ms. Cerbone stated that some updates were made to these informational items following presentation of the ITE Traffic Study Report, on which the Engineer's Report and Assessment Methodology were based, and which included budgeted amounts. Other amounts were not updated purposefully due to a concern that they might be linked to and benefit the St. Joe property. She recalled that the District Ecologist had a document that might be useful in determining whether additional expenses related to stormwater management and wetland conservation mitigation areas would be applicable to include in the budgeted amounts on which assessments are calculated.

Ms. Womack described the Mitigation Analysis document, which is based on the original Department of Environmental Protection (DEP) permitting files dating back to 2007. The consultant at that time was asked to show where the permitted wetland impacts were and how the proposed mitigation offset those impacts. The Mitigation Analysis showed all the wetland impacts authorized in the permit and showed that they are part of Wild Heron Way. The reasonable conclusion was that a large majority of the numbers could be shown as a benefit to both the District and the golf course. The 2007 document showed the correlation between the wetland impacts and the ongoing mitigation, including annual cutting and annual maintenance of those areas.

Ms. Cerbone stated that Ms. Womack is discussing wetland and mitigation, and asked to incorporate stormwater, which is a separate and distinct area of the budget. She asked how stormwater factors into this because, originally, what was presented at the beginning of the November meeting excluded wetland mitigation and stormwater. She noted that Ms. Womack

just explained how the Board and Staff became comfortable adding wetland mitigation numbers and asked how they became comfortable adding the stormwater numbers again.

Ms. Womack stated that many of the stormwater ponds serve Wild Heron Way and CDD roadways and the DEP permit is a joint permit for stormwater and wetlands. It was noted that individual permits were not issued; all permits are tied together for the CDD and the golf course and, while the properties are separate, the Development Plan calls for a holistic stormwater management plan for the entire CDD. Ms. Womack stated that everything was originally under one umbrella for the Developer and then, after permits were issued, the Developer changed the rules and separated the golf course from the development. Ms. Womack confirmed that the amounts assigned for stormwater and conservation reflect actual budget numbers.

Ms. Cerbone recalled that Staff was asked to go back and modify what was presented at the last meeting. Today's agenda has the modified Engineer's Report that includes amounts not included in the Engineer's Report presented in November. After the Board discusses the Engineer's Report, Assessment Methodology and the proposed amended budget, the amounts to be published and included in the Mailed Notices and considered at the January Public Hearing will be clarified.

Discussion ensued regarding budget line items for feral swine, roadway repairs for Wild Heron Way or side roads, St. Joe's use of CDD side roads and erosion under Wild Heron Way.

▪ **Presentation of District Engineer Operations & Maintenance Report (for informational purposes)**

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

Referring to the "ERU WITH 2 GOLF COURSES" page, Ms. Cerbone stated that approximately \$11,000 of the \$50,000 budgeted for "Roadway Repairs & Maintenance" would be attributed to St. Joe as part of its assessment. Ms. Womack discussed the difficulty attributing 100% benefit from the wetlands and stormwater management and associated costs to St. Joe. It was noted that approximately \$76,000 is spent on stormwater management annually, of which, approximately \$16,000 would be attributed to St. Joe.

It was noted that St. Joe's hunt club assists with reduction of the feral hog population.

Discussion ensued regarding the Report, line items, St. Joe's quarterly net profits, the need to present the information as fairly as possible, the potential for litigation, how to proceed

to address differences in opinion and whether to consider the “ERU WITH 1 GOLF COURSE” or the “ERU WITH 2 GOLF COURSES” pages.

Mr. Carroll noted the effect of additional trips resulting from two golf courses, additional wear and tear on roadways and the bridge and additional security costs. He asked if related expenditures, such as landscaping and “Lake and Wetlands Monitoring,” should remain the same. Ms. Cerbone noted that more people are benefiting because there are more trips and recalled previous discussions in which it was concluded that, allegedly, the more trips made across the driveways, the more benefit there is. While the CDD could limit consideration to one golf course within the CDD boundary, it is understood that traffic must cross Wild Heron Way to reach the second golf course. If accepted, Mr. Carroll’s changes would necessitate updating the Engineer’s Report and the Assessment Methodology; one additional month would be needed to publish advertisements, send another Mailed Notice and conduct another Public Hearing.

Discussion ensued regarding the impact of driving to the golf course and driving range.

Mr. Burke discussed Dave Muntean’s study and the impossibility of calculating impacts perfectly and stated that the Board is not charged with perfection; it is impossible to perfectly determine the benefit to every property when only 50% of the properties are built out. The same issue existed when the Assessment Methodology was first calculated and the results were a “best guess” based on data. The best analysis of everyone’s benefit will only be calculable when the CDD is 100% built out, and calculations are based on actual trip counts, as Mr. Muntean advised.

Discussion ensued regarding whether to reissue the Engineer’s Report. Ms. Cerbone stated the entire year’s assessment will be recalculated; that amount, less the amount assessed to St. Joe via the property tax bill, will be billed off roll, via a direct bill invoice to St. Joe.

Repaving and repairs to Wild Heron Way, previous discussions regarding the number of golf rounds and Mr. Muntean’s advice to focus on the driveway, were discussed.

Mr. Carroll discussed Mr. Muntean’s qualifications and stated that, as a Florida-licensed Professional Engineer who works exclusively as a Traffic Engineer, Mr. Muntean participated as an expert in the panels that developed the ITE Manual.

Discussion ensued regarding whether to have the District Engineer prepare a new Engineer’s Report that keeps static the impacts of “Irrigation,” “Landscaping,” “Stormwater” and “Wetland Mitigation” and changes “Security” and “Roadway Repairs and Maintenance.” Various factors and potential impacts were discussed, including more traffic which could result in more

potential damage to landscape and irrigation, more trash that can stream into the stormwater system and clog drainage, ambiance and value of additional trips.

Mr. Burke discussed the rational basis on which decisions can be made and defended.

Ms. Cerbone surveyed the Board Members; each declined to have the District Engineer prepare a new Engineer's Report as described.

Regarding the updated version that was distributed, all Board Members were surveyed and supported basing calculations on the "ERU WITH 2 GOLF COURSES". All Board Members accepted the amounts presented in the Professional and Admin, Bridge Repairs, Wild Heron Way Landscape, Landscape Irrigation Agreement, and Lake and Wetlands Monitoring columns.

Ms. Cerbone noted that "Roadway Repairs & Maintenance" is not labeled in the budget, other than CDD roads. If kept in, the impact on St. Joe is approximately \$9,000 to \$10,000 of the \$50,000. A survey of the Board showed all were not in agreement.

Mr. Dean motioned to keep the \$50,000 for "Roadway Repairs & Maintenance" in. The motion died for a lack of a second. Ms. Cerbone stated that the \$50,000 will be removed from the Report.

On MOTION by Mr. Dean and seconded by Mr. Black, with Mr. Dean, Mr. Black, Mr. Balduf and Mr. Stephens in favor and Mr. Holt dissenting, keeping \$76,150 for "Stormwater Management", was approved. [Motion Passed 4-1]

Mr. Dean motioned to keep the \$500 for "Feral Swine Removal" in. The motion died for a lack of a second. Ms. Cerbone stated that the \$500 will be removed from the Report.

Mr. Holt indicated that he would like to dissent on including \$104,030 for "Lake and Wetlands Monitoring".

On MOTION by Mr. Dean and seconded by Mr. Black, with Mr. Dean, Mr. Black and Mr. Stephens in favor and Mr. Holt and Mr. Balduf dissenting, keeping \$104,030 for "Lake and Wetlands Monitoring", was approved. [Motion Passed 3-2]

The following changes will be made:

ERU WITH 2 GOLF COURSES: Remove "Roadway Repairs & Maintenance" for \$50,000

ERU WITH 2 GOLF COURSES: Remove "Feral Swine Removal" for \$500

Ms. Cerbone stated that District Management needs the updated Engineer's Report on Friday morning so that Mailed Notices can be sent and other steps taken.

- **Presentation of Operations and Maintenance Special Assessment Methodology Report (for informational purposes)**

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

Ms. Cerbone presented the Operations and Maintenance Special Assessment Methodology Report dated November 24, 2025, included in the agenda, which will be updated in accordance with the updates to the Engineer's Report, as discussed. The per unit numbers will be updated; trip generation numbers will not be affected. All dollar amounts will change.

Ms. Cerbone stated that removing the \$50,500 from the Assessment Methodology will result in those expenses being borne by the residential units, with no cost sharing by St. Joe. Mr. Burke noted that the decision is meant to reflect that those roadways are not currently impacted by St. Joe, and that St. Joe derives no special benefit from those roadways in the current fiscal year. The Board can make additional adjustments in the future to the Trip Generation, given a rational basis for the change.

Ms. Cerbone stated that the Board will acknowledge that the changes to the Engineer's Report will impact the Assessment Methodology and the proposed amended budget. Those changes will only focus on two golf courses; the updated Engineer's Report will only list the second golf course. The Engineer's Report and the Assessment Methodology will be attached to the Mailed Notices; the tables included with the Mailed Notices and published in the newspaper will only list two golf courses. Those documents will be presented at the January 9, 2026 meeting.

Ms. Cerbone stated that all Fiscal Year 2026 assessments were billed via the property tax bills. Upon receiving approval of the amended documents, District Management will create a direct bill to St. Joe for the difference between the amount already billed on the property tax bill and the amount that would have been billed, had this process occurred sooner. No credit or refund will go back to residential property owners until money is received from St. Joe. When the Fiscal Year 2027 budget is prepared, a credit will be included for every residential parcel.

On MOTION by Mr. Holt and seconded by Mr. Dean, with all in favor, acknowledging that the Board previously set a Public Hearing date of January 9, 2026 at 10:00 a.m., at the POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach 32413, in order to present a District Engineer's Operation & Maintenance Report, as amended to remove the \$50,000 for Roadway Repairs & Maintenance and the \$500 for Feral Swine Removal, and an Operation & Maintenance Special Assessment Methodology Report; and, following that public hearing and assuming approval by the Board, holding another public hearing to consider amending the Fiscal Year 2026 budget, not

amending revenues or expenses, but amending the assessment revenue spread, was approved.

▪ **Presentation of FY2026 Proposed Amended Budget (for informational purposes)**

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

This item was discussed in conjunction with the above items.

THIRD ORDER OF BUSINESS

Update/Report: Guardhouse

Ms. Bolla distributed and presented her Report. She noted the following:

- The guardhouse is fully staffed.
- No resident complaints about the current guards were received.
- Numerous instances of improper daily log reporting were documented; examples were provided. Friday, Saturday and Sunday Watersound logs, which she believes inaccurate, were provided. Ms. Bolla will continue to work with staff.
- A few minor incident reports were submitted.

Discussion ensued regarding the need for the Guard Captain to address these issues.

The meeting recessed at 3:30 p.m. and reconvened at 3:37 p.m.

FOURTH ORDER OF BUSINESS

Consideration of RFP for Security Services

• **Consideration of Evaluation Criteria**

Mr. Conti distributed and discussed a previous version of a Project Manual for the Request for Proposals (RFP), revised in conjunction with Ms. Bolla, Chris Brown and Staff. The Evaluation Criteria are unchanged since last presented. He discussed the RFP process and advertising; it is anticipated that bids will be opened on January 15, 2026 at 10:15 a.m., and the contract awarded at the February 4, 2026 meeting.

The consensus was that proposers must attend the February meeting in order for their responses to be considered; otherwise, their responses will be nullified.

Ms. Cerbone stated that, while the CDD must be the contracting party, the POA is authorized to administer the contract. Following the bid opening, Mr. Conti will forward responses to the Board and Staff. Authorized POA representatives will also be designated to participate in the RFP process and question proposers directly.

On MOTION by Mr. Balduf and seconded by Mr. Holt, with all in favor, the RFP for Security Services and the Evaluation Criteria, were approved.

District Management will email the RFP Project Manual to any recommended contractors after it is published in the newspaper.

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

Mr. Carroll stated that he contracted with C-Miles for the repair by the bridge. Shop drawings are expected in the near future.

SIXTH ORDER OF BUSINESS**District Counsel: Discussion/Consideration
/Update/Ratification****A. Update: Waterway Signage (No Wake, Speeding)**

Mr. Burke stated that, as discussed, the current signs were installed by others. A former Florida Fish and Wildlife Conservation (FWC) Commissioner advised that enforcement is unlikely. This item will be removed from the agenda.

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

Mr. Burke stated that, upon receipt of the survey, turnover can proceed. He will prepare a Turnover Agreement.

C. POA Maintenance Shed Installation on CDD Property

Mr. Burke stated that the POA has a license to use the location where the water tank used to be. A request for a 12' x 12' Maintenance Shed in the a 16' x 20' space was received.

On MOTION by Mr. Balduf and seconded by Mr. Dean, with all in favor, authorizing the POA to install a 12' x 12' maintenance shed, was approved.

SEVENTH ORDER OF BUSINESS**District Ecologist: Discussion/
Consideration/Update****A. Discussion: Unmanaged Conservation Lands in Wild Heron (Further Details by February Meeting)**

It was noted that this item will be included for discussion at the February meeting.

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

I. Walking Trails

Ms. Womack stated an update from the Program Administrator about the Office of General Counsel's response is pending. Everything requested was submitted. She sent multiple emails and received no response.

II. Walking Trails Map

Ms. Cerbone stated that this item is included for discussions about future projects; an amount to be budgeted will be needed in March 2026, if applicable.

This item will remain on future agendas as a standalone agenda item in this order of business.

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

Ms. Womack stated that Florida Power & Light (FPL) will not perform any additional work in these areas for the rest of the year. Mr. Holt's drone photos were shared with appropriate parties. FPL will reassess in the coming year and prioritize trimming based on vegetation height.

Discussion ensued regarding the extent of vegetation and FPL's guidelines. It was noted that the powerlines in question are main transmission lines. This item will remain on the agenda.

D. Cease and Desist Letter to Homeowner Regarding Conservation Easement Violation

Ms. Womack will email the particulars to Mr. Burke, who will send an informational letter to the homeowner. This item will remain on the agenda.

E. The Lake Doctors, Inc. Water Management Agreement [Monitoring Renewal]

Ms. Womack presented the Agreement to continue quarterly monitoring from January through December 2026; the price is unchanged since the previous year.

On MOTION by Mr. Holt and seconded by Mr. Dean, with all in favor, the Lake Doctors, Inc. Water Management Agreement for Monitoring Renewal, in the quarterly amount of \$1,063, was approved.

Discussion ensued regarding removal of lily pads from Dune Lake Trail. It was noted that some homeowners supported removal of lily pads and others did not and that the CDD attempted to reduce lily pads to recommended levels. The intent is to decrease the lily pad population and to allow them to repopulate but not to overtake the area.

Ms. Womack stated The Lake Doctors will inspect the aerator in the area.

Discussion ensued regarding photographic evidence of traffic on the back road behind the pond on Salamander Trail, part of which is non-CDD property in a mitigation area, and whether use of the road violates the permit.

An agenda item for the “North Zone 1 Road Update” will be added.

EIGHTH ORDER OF BUSINESS**Continued Discussion: Speeding on WHW****A. Status of Agreement with POA and Bay County Sheriff’s Office**

It was noted that radar sign data showed that speeding continues. Drivers were documented driving at 75 miles per hour (mph) on Wild Heron Way. While the vast majority of drivers stay within speed limits, speeding has been documented at all hours of the day, especially at the first radar sign exiting the circle, where speeds as high as 63 mph were noted.

The consensus was that the POA’s participation is needed. Mr. Burke was directed to draft an Agreement. This item will remain on the agenda.

NINTH ORDER OF BUSINESS**Presentation of District Engineer Operations & Maintenance Report (for informational purposes)**

This item was presented following the Second Order of Business.

TENTH ORDER OF BUSINESS**Presentation of Operations and Maintenance Special Assessment Methodology Report (for informational purposes)**

This item was presented following the Second Order of Business.

ELEVENTH ORDER OF BUSINESS**Presentation of FY2026 Proposed Amended Budget (for informational purposes)**

This item was presented following the Second Order of Business.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of October 31, 2025**

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

THIRTEENTH ORDER OF BUSINESS**Approval of Minutes****A. November 5, 2025 Regular Meeting**

On MOTION by Mr. Holt and seconded by Mr. Black, with all in favor, the November 5, 2025 Regular Meeting Minutes, as presented, were approved.

B. November 6, 2025 Special Meeting

The following changes were made:

Line 28: Change "ITI" to "ITE"

Line 78: Delete "using AI tools"

Lines 79 and 80: Delete "or used to discredit anyone on the stand"

Line 173: Change "setting" to "having"

Line 374: Change "\$32,900" to "\$32,800"

On MOTION by Mr. Balduf and seconded by Mr. Holt, with all in favor, the November 6, 2025 Special Meeting Minutes, as amended, were approved.

FOURTEENTH ORDER OF BUSINESS**Staff Reports****A. Ecologist/Operations: Cypress Environmental of Bay County, LLC****B. District Counsel: Burke Blue****C. District Engineer: McNeil Carroll Engineering, Inc.**

There were no Ecologist, District Counsel or District Engineer reports.

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

- **Property Insurance on Vertical Assets**

This item is included as a reminder to secure property insurance for CDD owned assets.

- **Form 1 Submission and Ethics Training**

Mr. Conti stated the links to free online ethics training courses were emailed to the Board.

- **UPCOMING MEETINGS:**

- **January 9, 2026 at 10:00 AM (Central Time) [Adoption of O&M Assessments and FY2026 Amended Budget]**

- February 4, 2026 at 2:00 PM (Central Time) [Adoption of Parking and Parking Enforcement Rules]
- QUORUM CHECK

FIFTEENTH ORDER OF BUSINESS**Board Member Comments**

Ms. Womack will email Mr. Dean the do's and don'ts of the conservation area that were sent to the POA.

It was noted that the signs on Wild Heron Way have not been installed. Mr. Holt suggested the POA can handle sign installations and bill the CDD. A standing "Signage Status" agenda item will be included under the District Ecologist's Report.

Ms. Womack stated that sign production will begin this week. It is hoped that signs will be installed within two weeks, including the faded sign coming over the Covington Bridge and two additional wildlife signs on the Salamander Ponds that were omitted from the original ponds.

It was noted that the sign on the POA pond is illegible. Ms. Womack will forward the information to the POA, who will order the sign.

It was noted that blue fire hydrant reflectors need to be installed on Wild Heron Way from the gate to Highway 98. Mr. Carroll will call to coordinate the installation.

Mr. Dean stated that a good discussion occurred at the Town Hall meeting. A concern was raised regarding the red light at Highway 98. He explained that the light is a Florida Department of Transportation (FDOT) matter.

Discussion ensued regarding a cost-share for the traffic signal, partnership with the DOT, Traffic Studies, past difficulties justifying traffic signals, improper design of the intersection and budgetary constraints.

An "Explore FDOT Cost Sharing for Red Light" agenda item will be included under the District Engineer's Report.

- **Discussion: CDD-Financed Fiber Optic/Internet Service**

A Board Member discussed the POA's search for an alternative to the current internet service provider (ISP). "WOW!" was the exclusive ISP for two 10-year contracts that have now expired. Service is worsening as more people move in and bandwidth is restricted. A fiber optic solution is desired but, due to the low number of potential subscribers, a capital investment is needed to install fiber optic. A bulk agreement would allow the HOA to include each household's

cost as part of dues, reducing billing and collections costs. The POA raised objections, including developer-owned lots; however, such a solution is most cost-effective. “Wow!” advised that they have no plans to upgrade existing infrastructure in the next five years.

Discussion ensued about whether the CDD can finance the infrastructure, objections raised by lot owners, prices of other ISPs, whether the CDD could be the contracting party, use of utility easements, whether the POA would need to obtain permission to use the City’s rights-of-way (ROWs) and easements and the CDD funding ISP infrastructure via assessments.

Ms. Cerbone stated that, in District Management’s experience, while discussions have occurred recently and one or two CDDs might have initiated such contracts, most are still generally done by POAs and HOAs.

Discussion ensued regarding the means of installing fiber optic, cost savings to property owners and installation of fiber optic in the ROWs. It was noted that Mr. Black and Mr. Brown will send relevant information to Mr. Burke and Ms. Cerbone.

This item will remain on the agenda.

SIXTEENTH ORDER OF BUSINESS**Public Comment**

A member of the public voiced his opinion that the power line issue represents a safety concern. Ms. Womack stated that emails and photos were sent.


Discussion ensued regarding whether the POA could be the contracting party for Security, whether the POA could go out to RFP using the CDD’s guidelines, and the POA’s ability to manage the contract on a daily basis.

Ms. Cerbone stated that TriCorps had a legally binding Agreement making the POA the administrator of the contract from day one.

Ms. Cerbone stated that District Management will receive the updated Engineer’s Report by Friday morning. The Board will receive the ITE Report, the updated Engineer’s Report, the updated Assessment Methodology, and the updated proposed amended Fiscal Year 2026 budget via email well in advance of the January meeting.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Holt and seconded by Mr. Dean, with all in favor, the meeting adjourned at 4:54 p.m., Central Time.


Secretary/Assistant Secretary


Chair/Vice Chair