

**MINUTES OF MEETING
LAKE POWELL RESIDENTIAL GOLF
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Lake Powell Residential Golf Community Development District held Public Hearings and a Regular Meeting on January 9, 2026 at 10:00 a.m. (CT), 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
Joseph Brown	Kutak Rock
Courtney Bolla	POA Community Association Manager
Bethany Womack	Ecologist/District Operations Manager
Chris Brown	Resident/Architectural Review Board (ARB)

Members of the public present:

Rebecca Ferris	Herbert Schenco	Gaynelle Kahn	Patty Seaton
Terry Olson	Greg Dubs	Chris Stuart	Steve Undercoffer
Dan Winter	David Fleet	Kevin Dupont	Jim Henderson
Herbert Sawyer	Alyssa Bangkok	Gregory Doves	Amy Mendenhale

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:04 a.m., Central Time.

All Supervisors were present.

Supervisor Holt gave an invocation.

Ms. Cerbone stated the agenda is full and she anticipates the main areas of interest will be the Fourth and Fifth Orders of Business, related to Operation and Maintenance (O&M) assessments and an amended budget. To efficiently manage the meeting, she suggested a five-minute recess as the meeting progresses and a goal of ending the meeting no later than 2:30 p.m. The Board agreed. With that goal in mind and per District Staff's recommendations, Ms. Cerbone suggested addressing the Third, Fourth and Fifth Orders of Business today and deferring

the other items to the next meeting, as the other agenda items are not urgent or time-sensitive. At a Board Member's request, Ms. Cerbone agreed to emailing updates about the Sixth through Eleventh Orders of Business to the Board after the meeting.

SECOND ORDER OF BUSINESS**Public Comments**

Ms. Cerbone explained the protocols for public comments and identified Attorney Joseph Brown, representing Shark's Tooth Golf Course, which is an impacted party to the O&M assessments. When the public hearing commences, the Board might want to consider allowing Mr. Brown more time, if needed, to address the negative impact to his client.

Mr. Burke stated residents will have four opportunities to speak during the meeting. He discussed the three-minute time limit and the public hearing.

No members of the public spoke.

THIRD ORDER OF BUSINESS**Update: RFP for Security Services**

Ms. Cerbone recalled a previous meeting wherein Staff was directed to advertise a Request for Proposals (RFP) for Security Services. Since then, there has been a lot of discussion from residents and Board Members regarding halting the RFP process to see if a different approach can be taken for security services. The Board Members expressed interest in entering into a Security Services Agreement with the POA, stipulating that the POA will follow the requirements of a governmental entity to notice, bid, review, and then contract with a vendor to provide security services to the CDD-related pieces of the community. In this scenario, the CDD would be billed monthly by the POA for the CDD's portion the security services.

Ms. Cerbone stated the Board has the option of issuing an addendum indicating that the RFP has been put on hold or terminated. She polled the Board regarding proceeding with the RFP for Security Services or terminating the RFP and deferring this item to the POA.

On MOTION by Mr. Holt and seconded by Mr. Stephens, with all in favor, terminating the RFP for Security Services, was approved.
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Per Ms. Cerbone, Mr. Burke will work with the POA on the official guidelines, the award and the contract with the selected vendor. He will work with the POA on the contract with the CDD for the CDD portion of the security services. This item will be included on a future agenda.

Ms. Cerbone stated TriCorps is the CDD's current security services provider until further notice. The only party that can terminate that agreement is the CDD.

FOURTH ORDER OF BUSINESS**Public Hearing to Consider the Adoption of an O&M Methodology for Operation and Maintenance Special Assessments**

- A. Proof/Affidavit of Publication**
- B. Mailed Notice(s) to Property Owners**

These items were included for informational purposes.

- C. Halff Associates, Inc. ITE/Trip Generation Study (for informational purposes)**

Mr. Holt voiced his opinion that he and most of the membership think that the numbers are way off and that there are more golfers on the course than the study indicates. He stated that the District's professionals confirmed that those are the numbers that are supposed to be used until the community is built out, which negatively-impacts St. Joe because the numbers are too high but, because of the industry standard, this is what the Board is told to use. He asked Staff to clarify the numbers so that a decision can be made.

A Board Member voiced their opinion that the numbers are and will be skewed until the community is fully built out.

Mr. Dean stated it is not about a trip count, it is about benefit and the ITE Manual is the standard, not just for the State of Florida but for the entire country. The numbers that the Board needs were provided and are accurate. This process should have been completed years ago but was not and now the CDD is playing catch-up.

- D. District Engineer Operations & Maintenance Reports (for informational purposes)**
- E. Operations and Maintenance Special Assessment Methodology Report (for informational purposes)**
- F. Consideration of Resolution 2026-04, Adopting an Assessment Methodology for Operation and Maintenance Special Assessments; Addressing Severability; and Providing an Effective Date**

Ms. Cerbone stated, per the Board's direction at the December meeting, Staff advertised the public hearing and sent mailed notices to the affected property owners. In return, the Board and Staff received a letter from Kutak Rock representing Shark's Tooth Golf Course, as well as three letters from members of the public regarding the O&M assessment. All documents sent to

Management, including the letters from Mr. Fleet, Mr. Ferris and Ms. Mallory, are accepted as public records.

Discussion ensued regarding keeping resident comments at three minutes, why Mr. Brown will be allowed extra time to make his comments and Florida Statute 286.014, Subsection 4, regarding the opportunity to be heard at a Board or Commission meeting.

Mr. Dean voiced his opinion that all members of the public should have the same amount of time to speak as Mr. Brown. Mr. Burke suggested members of the public who need more than three minutes to make their comments ask the Board for additional time when speaking.

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

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

Ms. Cerbone reiterated for the public record that District Management received an email and letter from Kutak Rock, representing the negatively-impacted party Shark's Tooth Golf Course. Letters were also received from Mr. Fleet, Ms. Ferris and Ms. Mallory, which were copied and disseminated to the Board and Staff.

Mr. Burke asked for a motion entering Agenda Items 4A through 4F into the record.

On MOTION by Mr. Balduf and seconded by Mr. Black, with all in favor, officially entering Agenda Items 4A through 4F into the record, was approved.

Ms. Cerbone suggested Mr. Brown speak first.

Mr. Brown, of Kutak Rock, acknowledged sending a letter, dated September 30, 2025, to District Management. He voiced his understanding that it is currently part of today's public hearing. He has been involved with Shark's Tooth for the past three years and, in that time, he conferred with representatives from both the CDD and the HOA about additional monetary contributions to maintain roads, provide better landscape maintenance, and non-monetary issues, such as managing front gate access and managing future access on the back side of the property. Shark's Tooth has, in good faith, offered to make voluntary monetary contributions and put forth proposals to try to manage access for the benefit of the entire community. The Shark's Tooth Golf Course wants to be a good neighbor and provides a lot of value to the community.

Regarding the non-ad valorem special assessment, Mr. Brown stated, from his perspective, what is before the Board today is outside the boundaries of the discretion of the Board and Staff.

Mr. Brown noted three primary assertions that are highlighted in his letter that has become part of the record, as follows:

1. The property that the District has the authority to assess is essentially an 18-hole golf course that is being assessed in the methodology, as a 36-hole golf course and a sporting place. The property is located outside the District, to the north, and the District does not have the authority to assess it. The test for a valid non-ad valorem special assessment is based on the benefit to the property that is being assessed and allocation amongst all the benefitting properties.

2. The trips were calculated based on a municipal public course, which the golf course is not. The trip study acknowledges that a private facility is not going to have the same number of trips as a public facility and a 50% discount was applied to a sporting place course in terms of number of trips as opposed to a public facility. So, the 36 holes is being compounded by treating each of those holes as being part of a municipal public course.

3. The trips are used to allocate every portion of the CDD's field operations budget. Mr. Brown conceded that trips are a reasonable way to allocate roadway maintenance costs and maybe a valid way to a portion of stormwater costs; the CDD's stormwater system is partly designed to serve the roadways as a part of the impervious surface area within the community with stormwater runoff. Comparatively, an 18-hole golf course has a lot less impervious surface area than a single-family lot on a proportionate basis. So, that is completely absent from this methodology and fails to address that the source of runoff in the community is not just from the roadway but from the other impervious surface areas as well. Mr. Brown voiced his struggle to understand how trips, as opposed to an Equivalent Residential Unit (ERU) value or some other methodology, is a reasonable way to allocate costs in other categories, such as security services. In preparing for today's meeting, Mr. Brown researched the Ordinances and did not see security even as a granted power or authority for the District, which is a special power that the local government has to grant, which is another concern.

Mr. Brown stated, taken together, the three primary issues compound upon one another because they are trip related. When it comes to allocating special assessments, there is not a scientific method and, under the law, the District has a broad spectrum of authority and

discretion in determining what the benefit is going to be, the Board's judgement of that benefit, and how it is allocated. The Board has a qualified professional staff advising it and facilitating its wishes. However, just because the ITE manual says one thing, it does not mean that the Board, as a body, cannot question the study, deem it as unfair, and determine to make a few adjustments, which is within the Board's power and authority. Mr. Brown stated that, from his perspective and the reasons identified, the issue before the Board today falls outside the scope of the Board's discretion and authority.

Mr. Brown asked the Board to consider continuing the public hearing to a later date after taking time to confer with Staff, consider alternatives, and make a decision on the issue at hand.

Mr. Dean voiced his opinion that members of the public should be allowed 10 minutes to make their comments. Ms. Cerbone stated the timer will be set at three minutes but they will have up to 10 minutes if the Board allows it.

Alyssa Bangkok asked if only one person per household can speak. Ms. Cerbone stated no, every attendee can make a public comment.

Chris Brown asked if there is a public notice requirement for all affected property owners. Ms. Cerbone stated that question will be addressed later in the meeting.

David Fleet responded to Mr. Chris Brown's comments and stated 100% of the services, including parking, the golf club, golf carts, maintenance etc., that are being provided, facilitated the additional 18-hole course outside the District, are within its boundaries, are owned by the District and, can be appraised. Although the assessment increase is significant, there has not been an increase in the 17 years since the property was acquired and, with regard to fairness, the 500+ households in Wild Heron no longer are expected to subsidize the private amenity.

Gregory Doves asked if there is access to the second 18 holes other than through the development and stated, if not, anyone trying to use that course should pay for that access. It is also a private club so there is no benefit to homeowners unless they join that club and, if they do, they must pay for the club's expenditures, even if it includes roadway improvements. He asked if the documents under agenda Items 4A through 4F are accessible on the CDD website.

Herbert Scheuer questioned why the CDD did not do a traffic survey and expressed disbelief that the company that produced the study used municipal course information from Canada and California. He asked if property owners will be further assessed if the CDD proceeds with and loses the case for \$600,000.

Terry Olson stated he supports a valid, defensible new allocation method for taxing, as several members of the community realize that has not been updated in years and that is going to push more of the taxes towards St. Joe. Mr. Olson voiced his belief that all property owners should have been noticed of the Special Assessment Methodology because he believes it is flawed and will damage him and the rest of the property owners in the community.

Jack Miltz stated he thinks a traffic study was done but it did not produce the results that the Board was looking for. He asked if the CDD has the ability to conduct a new study since the front gate has been updated.

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

Ms. Cerbone asked for an explanation of the legal requirement for noticing.

Mr. Burke stated there was no need to notice the homeowners by Mailed Notice because their assessments were going down, meaning they were not adversely-affected or harmed. Given that St. Joe is the only party that has a substantial adverse effect by what might happen, they were provided with that direct Mailed Notice, letting them know that their assessments were going to increase.

In response to Mr. Olson's question related to the notices, Mr. Burke stated there were multiple notices, and there were several hearings or public meetings to discuss the methodologies that were provided under the typical notice requirement being in the newspaper and on the CDD website, so there was adequate opportunity for the public to know, question and test those methodologies.

Ms. Cerbone stated, regarding a previous question about if all the documents on today's agenda are on the website, the answer is yes. The four items that are not on the website are the letter from Kutak Rock and the letters from Mr. Fleet, Ms. Ferris and Ms. Mallory.

Mr. Holt recalled that, in July or August 2023, the Board received a letter from Mr. Brown regarding being locked out of the back gate, and that there would be issues with St. Joe. At that point, he contacted Mr. Burke and asked him to contact Mr. Brown to start discussing remedies for the CDD and St. Joe's differences and Mr. Brown informed Mr. Burke that he was dealing with the POA not the CDD. He stated that is a point of the CDD's frustration; the CDD could not get any traction in doing anything with St. Joe, unless it went through the POA. He respectfully stated that Mr. Brown picked the wrong Board to start dealing with on this taxation issue and this issue

could have been resolved with dialogue two years ago. Mr. Brown replied that, from his client's perspective, the CDD and the HOA in Wild Heron are one entity. When he initially became involved and received a letter about the front gate, he made an effort to confer with all parties and there was even an informal mediation at Mr. Burke's office with representatives from the CDD, POA and Shark's Tooth, to resolve this issue. He is not here today to say that he is authorized to engage in negotiations with the CDD or the HOA, he is here for the purposes of this public hearing to voice his opinion that the topic at hand is outside the bounds of the Board's discretion.

Mr. Dean stated that Mr. Brown's perception that the CDD and the POA are one and the same is false because they are not and there is a Florida Statute that states that a CDD can change its assessment methodology annually, yet this has not been done in 17 years. He stated the assessment methodology is based on benefit and the benefit over the 17-year period has grown astronomically but the amount of the assessment that was charged to Mr. Brown's client has not. In an effort to be fair to the homeowners of the community and balance the books, the CDD hired experts and did its due diligence. He voiced his opinion that if this issue is litigated, Mr. Brown will lose.

Mr. Brown acknowledged the Board's viewpoints and stated he understands that rationale, especially from a lay perspective, but his opinion is that the issue at hand is the legal standard for a non-ad valorem special assessment. He recognizes that the property is outside the CDD's boundary and that members of the public that are not residents and do not pay CDD assessments are benefitting from that infrastructure; however, in his opinion, that does not mean the CDD has the authority to impose an additional assessment on property inside the District for what potentially benefits property outside the District. Although the Board might disagree, that is his position on the matter.

Mr. Black stated, although St. Joe may view this as one community, there are two entities and he pays both of them separately and St. Joe does not. St. Joe only pays very little to the CDD and nothing to the POA so, in all fairness, he thinks both the POA and CDD should have been part of the discussions with regard to any agreement that was reached.

Mr. Balduf stated he understands St. Joe's position and the Board's position. He addressed what he perceives as the flaws in the methodology, inaccuracies in the traffic study, the third course, safety issues at the back gate and the benefits within the District. He concluded that the CDD engaged experts and did its best to achieve a fair equitable end result.

Mr. Burke discussed the meeting that took place in his office that Mr. Brown mentioned with representatives from the POA, CDD and St. Joe about increased fees, etc.; the purpose and intention of the ITE study and fairness. He stated the Board is charged with doing something that is reasonable and has a broad swath of discretion in determining what the benefits and burdens are to its properties. He would not be here today if he did not think that the case was legally defensible.

Discussion ensued regarding Mr. Brown's position regarding the CDD's properties outside of the District, the study, the methodology and the impact fees for the POA and CDD roads.

Mr. Dean stated Mr. Brown provided two letters to the CDD, one of which is being discussed in today's public hearing. He asked why the first letter, which stated that St. Joe would contribute to the CDD's roadway maintenance if it agreed to not adjust the assessment methodology for ten years. Mr. Brown stated he did not have that letter or an answer for the Board. Mr. Burke stated there were discussions at that time such that, if St. Joe made a large contribution towards the road paving, the CDD would agree not to adjust the methodology for a period of ten years.

Ms. Cerbone asked if the Board wished to address two comments that were made during public comments. One was about a private golf club providing no benefit to homeowners and the other question was about what cost will be incurred by homeowners if the CDD proceeds with the litigation.

A Board Member voiced his opinion that homeowners do benefit by non-members having access to the community and, if there were to be litigation, the CDD has insurance for litigation costs and additional funds were budgeted in the Fiscal Year 2026 budget over and above the insurance, for any type of litigation costs.

Mr. Dean expressed his opinion that the increased assessment is not wrong, it just means that the prior allocation was not adjusted for many years despite increasing operational costs of the District. The Board does not act hastily or emotionally, it hired independent experts, held public meetings, and is correcting a longstanding imbalance based on the evidence gathered. He asked a member of the public, who previously expressed fears of a lawsuit if he currently or in the past has a business relationship with St. Joe. Mr. Scheuer stated, at a previous meeting, he commented that he was conflicted because he does business with St. Joe, he is a member of the

golf club, he is a homeowner, he is not in favor of a lawsuit, and would like the Board to use good business judgment.

Mr. Burke asked if the Board would like to continue the public hearing to a later date per Mr. Brown's request earlier in the meeting.

Mr. Holt stated he would like to reach a resolution. He thinks there is common ground and both the POA and CDD Boards and St. Joe should work this out in a timely manner not years.

Ms. Cerbone asked for a motion to adopt Resolution 2026-04, or a motion to continue this public hearing to the February meeting.

Mr. Dean motioned to adopt Resolution 2026-04. The motion died for a lack of second.

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, continuing the Public Hearing to Consider the Adoption of an O&M Methodology for Operation and Maintenance Special Assessments, along with public comments, to February 4, 2026 at 2:00 p.m., at the POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach 32413, was approved. (Motion passed 4-1)

Ms. Cerbone asked if the Board would like Staff to report back at the next meeting with an option or options to consider; bring back what was considered today or a Methodology and Engineer's Report that only takes into consideration one golf course (Option 1); a scenario that shows two golf courses with the skeet range, which is represented in today's agenda book (Option 2); a scenario with one golf course and a skeet range, removing the lake/wetland monitoring and stormwater management (Option 3); and a scenario with two golf courses, removing roadway maintenance and feral swine (Option 4). She polled the Board.

Discussion ensued regarding the District Engineer O&M Report, what to consider at the next meeting, the four options/scenarios, cost categories, and add-ons.

Mr. Burke will work with Mr. Brown in between meetings on these matters.

On MOTION by Mr. Black and seconded by Mr. Stephens, with Mr. Black, Mr. Stephens, Mr. Balduf, and Mr. Dean in favor, and Mr. Holt dissenting, proceeding with one golf course with everything, excluding roadway maintenance and feral swine, was approved. (Motion passed 4-1)

On MOTION by Mr. Holt and seconded by Mr. Stephens, with all in favor, as a result of Mr. Burke and Mr. Brown's conversations, Counsel informed Ms. Cerbone of a potential third scenario/option and presenting that scenario/option at the next meeting, was approved.

The Board recessed and reconvened.

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

- A. **Proof/Affidavit of Publication**
- B. **Consideration of Resolution 2026-05, 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**

On MOTION by Mr. Balduf and seconded by Mr. Stephens, with all in favor, continuing the Public Hearing to Adopt the Fiscal Year 2025/2026 Amended Budget to February 4, 2026 at 2:00 p.m., at the POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach 32413, was approved.

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

Leaving the exit gate open during construction hours was previously agreed upon.

Discussion ensued regarding adjusting the sign, a homeless individual in the neighborhood and the back gate.

SEVENTH ORDER OF BUSINESS**Update: Walking Trails and Map**

Mr. Conti stated there was no update on this item.

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

- A. **Discussion: Exploring Cost Share for Engineering Red Light at Hwy 98/WHW**

There was no update on this time.

- B. **Update: Hydrant Reflectors**

This item is in progress.

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

- A. **Discussion: Potential Turnover of Wild Heron Way, Guard House to 98**

There was no update on this item.

B. POA Maintenance Shed Installation on CDD Property

Mr. Burke stated this item is in progress.

TENTH ORDER OF BUSINESS

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

There will be further details at the February meeting.

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

An email requesting the status of the project was sent to the processing Supervisor.

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

Staff sent an email to NW Florida Power regarding easement-cutting and copied Mr. Holt.

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

It was noted that the homeowner needs to stay out of an area that was just moved; the grasses will come back.

E. Update: North Zone One Road

The road is not in violation of the conservation easement so the CDD cannot restrict access. Mr. Burke stated the CDD could block access if the Board decides to do so.

Discussion ensued regarding the trail road, the conservation land, the fire break and whether to block access.

Ms. Womack will obtain confirmation from the Department of Environmental Protection (DEP).

This item will remain on the agenda.

F. Update: Signage Status

New wildlife and bridge signs were installed.

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

Mr. Burke stated the Bay County Sheriff's Office recently entered into an agreement with Rivercamps, which is an agreement that the CDD would like to utilize. He will forward the format for Staff to use to the Board Chair.

This item will be placed on the next agenda under District Counsel's Staff Report.

TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2026-06, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Bay County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mr. Conti presented Resolution 2026-06. Seats 2 and 5, currently held by Mr. Dean and Mr. Black, respectively, will be up for election at the November 2026 General Election.

On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, Resolution 2026-06, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Bay County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

- A. **October 1, 2024 - September 30, 2025 [Posted]**
- B. **October 1, 2025 - September 30, 2026**

On MOTION by Mr. Black and seconded by Mr. Balduf, with all in favor, the Fiscal Year Goals and Objectives Reporting, was ratified, and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

FOURTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2025

On MOTION by Mr. Holt and seconded by Mr. Dean, with all in favor, the Unaudited Financial Statements as of November 30, 2025, were accepted.

FIFTEENTH ORDER OF BUSINESS**Approval of Minutes**

- A. December 2, 2025 Town Hall Meeting
- B. December 3, 2025 Regular Meeting

On MOTION by Mr. Holt and seconded by Mr. Stephens, with all in favor, the December 2, 2025 Town Hall Meeting Minutes and the December 3, 2025 Regular Meeting Minutes, both as presented, were approved.

SIXTEENTH 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.**

Mr. Carroll stated the drainage material for the bridge was ordered and will be delivered within the next two weeks.

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

- **UPCOMING MEETINGS:**

- **February 4, 2026 at 2:00 PM (Central Time) [Adoption of Parking and Parking Enforcement Rules and Security Services Award of Contract]**

An addendum cancelling the RFP for Security Services will be presented.

- **March 4, 2026 at 2:00 PM (Central Time)**
 - **QUORUM CHECK**

SEVENTEENTH ORDER OF BUSINESS**Board Member Comments**

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

Mr. Black stated the POA decided to engage retail supplier Xfinity.

This item will be removed from the agenda.

- **Discussion: Additional Documents (Not Required Under FL Statues) for CDD Website**

Mr. Dean read the following email regarding configuration management that he forwarded to Ms. Cerbone and Mr. Conti, into the record:

"I would like for you to create under "Documents" on the CDD website a category called "Official Records and Drawings under Configuration Management." I anticipate there will be four categories official records, drawings, environmental and other, for the purpose of making available, through transparency to the District's members, in a single location, a historical listing of all imported documents that govern our District. I will provide documents for additional inclusion. Subcategories could include the development plan, modifications, warranty deeds, assignments of easements, agreements and transfers of property. Under Drawings, include copies of the approved certified stormwater management system as well as other we routinely use, detailing the roles and responsibilities of the POA and CDD regarding roads, landscaping stormwater maintenance as well as drawings that depict vegetative natural buffer locations. Under Environmental, include a complete copy of the ERP with modifications and any official records that regulate our conservation areas. Lastly, under "Other" include copies of District Staff contracts or any pertinent documents relating to non-ad valorem taxes to include O&M assessment methodology and related Florida Statutes."

Ms. Cerbone cautioned Board Members against replying to public records requests and suggested forwarding all requests to District Management. She recommended only placing documents on the website that are required under Florida Statutes. She stated she will not publish anything on the website that is not verifiable by the other District professionals and/or the Board. She suggested Mr. Dean send an email to all Staff members at the same time, asking them to forward certain documents with an appropriate link for inclusion on the CDD website.

Discussion ensued regarding Americans with Disabilities (ADA) compliance lawsuits, easement agreements, providing links, the Clerk of Courts website and temporary construction easements.

EIGHTEENTH ORDER OF BUSINESS**Public Comment**

No members of the public spoke.

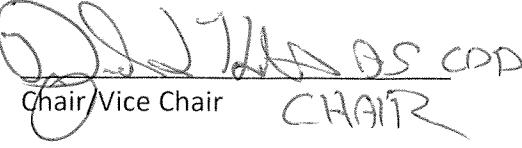
NINETEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Black and seconded by Mr. Stephens, with all in favor, the meeting recessed at 1:03 p.m., Central Time and the Public Hearing was continued to February 4, 2026 at 2:00 PM (Central Time), at this location.

January 9, 2026



Secretary/Assistant Secretary



Chair Vice Chair CHAIR