

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

The Board of Supervisors of the Lake Powell Residential Golf Community Development District held Continued Public Hearings, a Public Hearing and a Regular Meeting on February 4, 2026 at 2:00 p.m. (Central Time), at the POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach 32413.

Present:

David Holt

David Dean

Kenneth Black

Thomas Balduf

Joel Stephens

Chair

Vice Chair

Assistant Secretary

Assistant Secretary

Assistant Secretary

Also present:

Cindy Cerbone

Chris Conti (via telephone)

Michal Szymonowicz (via telephone)

Mike Burke

Robert Carroll

Joseph Brown

Courtney Bolla

Bethany Womack

Chris Brown

District Manager

Wrathell, Hunt and Associates, LLC (WHA)

Wrathell, Hunt and Associates, LLC (WHA)

District Counsel

District Engineer

Kutak Rock – St. Joe Representative

POA Community Association Manager

Ecologist/District Operations Manager

Resident/Architectural Review Board (ARB)

Members of the public present:

W. Jansen

Trey Morris

Mack Corbin

John Hardessy

Alyssa Finneyfrock

Greg Dubs

Terry Olson

Marty Corbin

Sheryl Murphy

Nikki LaMastus

Andy Allen

David Fleet

Chris Stumpf

George Covellis

James Tichemor

Bryan Corr

Andy Davis

Jack Reynolds

Stephen Wissel

Vanessa Welthin

Jeff Mills

Tom Kerins

John Murphy

Jim Henderson

Sharon Fantosutta

Ned New

Daniel Cobb

Herb Scheuer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 2:00 p.m., Central Time.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Cerbone explained the protocols for public comments.

Resident Bryan Corr gave a presentation of his calculations related to the average square foot for the last year for Wild Heron, including the condos and Camp Creek. He explained his calculations in relation to home size, acreage, sold price per square foot, percentage of single-family homes, condos, and average square feet. He believes the difference in square foot price between the CDD and Camp Creek is \$486 for homes and there is about a 30% difference between the per foot price in homes and condos in Wild Heron. In his opinion, property values in Wild Heron were increasing significantly. He did not have actual numbers but discussed his calculated estimates and actual traffic counts and stated his belief that Lake Powell will be transformed into a multi-billion-dollar community, with assistance from St. Joe, which is a permanent partner in this community. He thinks it makes no sense for the CDD to quibble over \$50,000 or \$100,000 with St. Joe in the context of what is possible.

THIRD ORDER OF BUSINESS

Continued 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**
- C. Halff Associates, Inc. ITE/Trip Generation Study (for informational purposes)**
- D. District Engineer Operations & Maintenance Reports (for informational purposes)**
 - I. Option 1: Two Golf Courses**
 - II. Option 2: One Golf Course, No Skeet Range**

Ms. Cerbone stated, after the last meeting, the Board directed Management to have Mr. Carroll prepare a report that reflects the impact of just one golf course, which was accomplished. Option 1 is the same Report from the District Engineer that the Board considered last month. Option 2 is an updated Report that only takes into consideration one golf course.

Ms. Cerbone stated Management prepared the Methodology Reports. She asked if the Board would like Mr. Carroll to review any information on the Engineer's Report, or for Management to review the Methodology Reports before taking public comments. Mr. Holt asked Staff to review the Reports.

Mr. Carroll recapped the Engineer Operations & Maintenance Reports and stated Staff formulated its analysis using data from Halff, who is the Engineering company that did the ITE Trip Generation Study on the single-family units, condominium dwelling units, golf courses, tennis courts and skeet range. Because there is a second golf course, Staff broke up and calculated all the categories, including Professional and Admin at \$132,782, Security at \$220,932, Bridge repair and maintenance at \$50,000, WHW landscape at \$300,000, Landscape irrigation agreement at \$17,850, Lake & wetland monitoring at \$104,030, and Stormwater management at \$76,150. The total amount of land use is \$971,744. Based on the number of trips that are generated by each of these uses, the single-family units will pay \$1,406, condo units will pay \$1,118 and the golf course and amenities will be responsible for \$158,804. The Option 2 Engineer's Report removed the second golf course and the skeet range and reallocated it, which condensed the trips and increased the single-family to \$1,521, condo units to \$1,205 and the golf course and amenities will be responsible for \$94,850.

E. Operations and Maintenance Special Assessment Methodology Report (for informational purposes)

I. Option 1: Two Golf Courses

II. Option 2: One Golf Course, No Skeet Range

Ms. Cerbone stated, instead of repeating everything that Mr. Carroll said about his Report that included two golf courses and a skeet range, she would like the Board to tell her if there is a need to backtrack. If the Board will consider this Methodology and approve it, it would be based on the Fiscal Year 2026 budget and change the St. Joe assessment from \$12,000+ to \$168,763.32, which is on the very last page of the first Methodology Report. The Board had no questions. Ms. Cerbone reviewed the last page of the Option 2 Methodology Report; if the Board were to adopt this Methodology and the budget, St. Joe's assessment for Fiscal Year 2026 would be \$100,798.45. So, St. Joe's assessment would be \$168,000+ for two golf courses and skeet range or \$100,000+ for one golf course. If the Board approves either of the Options and the amended budgets, Management will create an off-roll assessment for the delta dollars that have already been billed through the Tax Collector, less this entire dollar amount, and there would not be a Tax Collector fee attached to that.

Mr. Burke suggested hearing from the attorney representing St. Joe before opening the Public Hearing. The Board was receptive to hearing Mr. Brown's comments first.

- 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.

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

Mr. Joseph Brown expressed his appreciation to the Board for considering this and stated the Board previously addressed a few primary concerns that he identified in his review of the Methodology, which was including trips associated with property outside the District's boundary, and using the ITE trip estimates for this golf course, which are based on public courses but this is a private course. He stated, with respect to the Clay's course, there was an acknowledgement that a private course would conservatively have maybe 50% of trips and traffic of what a public course would have. Mr. Brown stated he continues coordinating with his client about the type of information to present to the Board that might provide a sense of actual trips; something reliable that can be explained and put in the public domain. He does not have that for information at this time and asked the Board to consider allowing him more time to compile the additional data and present it at a future meeting.

Resident Tom Kerins recalled that it was agreed that St. Joe should pay more and he believes that the CDD should have levied an assessment years ago. He discussed his issue with Staff's methodology, the trip counts and numbers not matching up. He suggested obtaining numbers from St. Joe so the Board can have the correct number.

Resident Chris Brown concurred with Mr. Kerins. He thinks there is an opportunity to obtain actual numbers from St. Joe, which is what this entire study should have been based on to begin with. He strongly urged the Board and Staff to obtain additional information from St. Joe before making a decision.

Resident Terry Olson stated actual numbers will not only provide illumination but it is a very good way to start building a better relationship with St. Joe, who is the CDD'S forever commercial partner in this community. He suggested coordinating with St. Joe via dialogue and constructive feedback and moving forward, with regard to a new back gate, a back gate security system and a roadway providing access to the airport towards 38. If the CDD misses this opportunity, which is pre-negotiated, he thinks homeowners will be significantly damaged.

Resident Jeff Mills echoed the previous comments. He believes the back gate will significantly increase home values and that, as St. Joe is a commercial partner, the Board should do its best to try to work with them and not punish them.

Resident Andy Allen felt that the Board should vote to increase St. Joe’s assessments and do whatever they feel is appropriate, as the Board has been trying to reach an agreement for the past three years and St. Joe has been very slow and problematic. He thinks St. Joe is not interested in providing actual numbers and is withholding data.

Resident Jim Henderson agreed with all the prior comments. He stated that he moved into the community from Origins in anticipation of the back road, which is a huge value to this community. He believes that, if the Board fails to reach an agreement, it will hurt the community. He thinks this issue needs to be settled promptly and the Board should not be quibbling over a few thousand dollars.

Resident Andy Davis stated he concurs with several of the comments and believes the Board needs to work with St. Joe because St. Joe has the bigger hand.

Resident Greg Dubs wondered how asking St. Joe to pay its fair share hurts the neighborhood and voiced his opinion that, if St. Joe is a partner, they should want to help the community by paying their fair share. He asked if St. Joe proposed an alternate, solid, logical method for trip counts and stated he heard that St. Joe did not like the standard that was sought from the CDD. He discussed trips counts, CDD road usage, number of golf courses and, St. Joe constructing the back gate. He suggested charging motorists for access via the front gate.

Resident Herb Scheuer asked why there is no actual traffic count into the community. He thinks it would be logical to count all individuals that enter for skeet shooting as well as residents. Since he is a resident and belongs to The Club, he would be counted twice.

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

F. Consideration of Resolution 2026-04, Adopting an Assessment Methodology for Operation and Maintenance Special Assessments; Addressing Severability; and Providing an Effective Date

Mr. Stephens asked the audience if the consensus of the room is for Option 2; meaning one golf course and no skeet range.

Ms. Cerbone suggested asking for a show of hands to gauge the public's sentiment. She asked "Does the public want the O&M assessments changed, where all property owners pay the same and St. Joe pays 7.4 times what a residential property owner pays." She stated the audience should raise their hands if they would like to see that change and lower their hands if not. Ms. Cerbone asked for a show of hands for Option 1, with two golf courses and a skeet range, based on this year's budget; it would change St. Joe's assessments from \$12,000+ to \$168,000+. Mr. Burke stated, to clarify the record, it also reduces the numbers for the residential homeowners.

Discussion ensued regarding the options.

Mr. Burke discussed a third option, which is to do nothing.

Mr. Balduf stated this has been a long journey and several different Methodologies have been presented and reviewed over the past few years. He discussed the Traffic Study, installing traffic counters, engaging an expert traffic Engineer, growth of the golf course and the benefit. He stated the objection from St. Joe and a few residents seems to be counting the third golf course, which is outside of the CDD. He noted that all golfers come through the CDD, all employees coming that are working on the new golf course go through the CDD on its roads, which the CDD just spent \$700,000 repaving. He suggested narrowing the information to get the correct methodology at this point in time, make a decision and then revisit this in a year if St. Joe thinks they are overpaying. By law, the Board is required to make sure that it is doing its utmost to act in the best interest of every homeowner and partner in this whole process.

Mr. Dean thanked all meeting attendees and asked for a show of hands of those who think that St. Joe is getting a benefit related to the second golf course, called "The Third," from the CDD. He stated that Methodology is based on benefit and it might be a better choice of the two options to take a percentage of the second course.

Ms. Cerbone clarified that Mr. Dean is suggesting taking the \$168,000 and multiplying it by 70% and voiced her opinion that could be considered arbitrary and District Management does not produce arbitrary assessments. She introduced Michal Szymonowicz, the Director of Finance at Wrathell, Hunt and Associates, who formulates the Methodologies.

Mr. Szymonowicz stated he heard what Mr. Dean suggested and he shares Ms. Cerbone's concern that it would be considered arbitrary, because then the next item would be establishing the percentage and that is really the arbitrary part. He asked District Counsel what he thinks of that approach.

Mr. Burke believes that, if Mr. Dean would like a different analysis and some assistance by numbers from St. Joe that shows there is some difference in that benefit that the course uses or gains from that, then, yes, the Board could decide that there is a lesser benefit, so it would not be arbitrary; there would need to be substantiation for the percentage.

Mr. Dean stated, since there is no additional evidence, he is leaning towards Option 1.

Mr. Black thanked everyone in attendance and stated he appreciated budget feedback over the past year from different sources. He acknowledged his role as a CDD Board Member and a function of his role for fairness for his constituents, which are all CDD residents and the POA. He wants to do what is right and fair and make sure the Board prioritizes the safety and security of the CDD. He discussed the need for the community to have an emergency exit, St. Joe being a benefit to the community, there being no guarantee that a back gate will be constructed, the 2025 assessments and avoiding litigation. Mr. Black voiced his opinion that the Board does not have to be 100% correct the first time; it can vote on this today and make adjustments later.

Mr. Stephens did not comment.

Mr. Holt voiced his feeling that the CDD's methodology is correct and the Board uses the methodology for the public golf courses because that is what Mr. Muntean, of Halff Associates, reported. He understands that the actual counts are probably a lot lower for the private course, compared to a public course, which is very busy, but that is what the Board was forced to use. He thinks Option 2 for \$100,000 is too high and there should be middle ground. He is receptive to Mr. Brown wanting more time to offer additional data, and he feels that St. Joe needs to start paying more assessments. He would not refund the money back to the CDD, as no one needs \$137.21, but, if he had those additional funds, he would beautify the CDD, activate Firewise and clean out overgrowth that is a fire hazard, which would benefit St. Joe as well. He voiced his preference for Option 2, for one golf course and nothing outside the gate. He thinks Staff should postpone mailing St. Joe its off-roll assessments bill and allow 60 days to go over the numbers to see if an equitable agreement can be reached.

Mr. Dean motioned to approve Resolution 2026-04; adopting an assessment methodology for Option 1 for two golf courses. The motion died for lack of a second.

Mr. Balduf motioned to approve Resolution 2026-04; adopting an assessment methodology for Option 2 for one golf course and no skeet range.

Discussion ensued regarding assessing St. Joe, how much time to allow St. Joe to present additional data to the Board, translating the data, changing the assessment methodology, the Fiscal Year 2026 budget, and amending the Resolution to change the effective date.

The Board agreed to allow Mr. Brown additional time to provide data that could result in the Board considering another O&M Assessment approach.

Mr. Burke suggested amending the Resolution specifying that it shall take effect upon the adoption of an amended budget and imposing a 60-day deadline to St. Joe for the additional data.

On MOTION by Mr. Balduf and seconded by Mr. Black with Mr. Balduf, Mr. Black, Mr. Holt and Mr. Stephens in favor, and Mr. Dean dissenting, Resolution 2026-04, Adopting an Assessment Methodology for Operation and Maintenance Special Assessments, as amended to approve Option 2; Addressing Severability; and Providing an Effective Date, as amended to have the effective date take effect upon adoption of the amended Fiscal Year 2026 budget, was adopted. (Motion passed 4-1)

On MOTION by Mr. Holt and seconded by Mr. Stephens, with all in favor, advising St. Joe that data regarding the methodology must be submitted no later than 60 days from today, was approved.

On MOTION by Mr. Balduf and seconded by Mr. Dean, with all in favor, to re-engaging Halff Associates to review the St. Joe data, in a not-to-exceed amount of \$7,500, was approved.

FOURTH ORDER OF BUSINESS

Continued 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**
 - I. Option 1: Two Golf Courses**
 - II. Option 2: One Golf Course, No Skeet Range**

Mr. Burke recommended continuing the public hearing to the March 4, 2026 meeting.

On MOTION by Mr. Holt and seconded by Mr. Stephens, with all in favor, continuing the Amended Budget Public Hearing to March 4, 2026 at 2:00 p.m. (Central Time), at the POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach 32413, was approved.

FIFTH ORDER OF BUSINESS

Public Hearing on Rule Relating to Parking and Parking Enforcement

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2026-07, Approving Rules Relating to Parking Enforcement Policy; Providing for Conflicts; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2026-07 and the Rules Relating to the Parking Enforcement Policy.

Mr. Burke stated the important part of the Rules is in Section 3, which is the Establishment of the Tow-Away Zones. He explained that vehicles will not be towed until proper signage is installed and a towing company is engaged. This will allow the Board time to determine the location of the tow-away zones.

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

Mr. Olson asked the Board and Staff to be clear about what the signage requirements are.

Mr. Davis echoed Mr. Olson’s comment and discussed the importance of esthetics.

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

In response to a Board Member’s question regarding signage locations, Mr. Burke stated the signs must be placed in esthetically pleasing zones designated by the Board.

Discussion ensued regarding the Parking Policy, construction parking, monument colors and design, and the beautification of all signage in the CDD.

On MOTION by Mr. Dean and seconded by Mr. Black, with Mr. Dean, Mr. Black, Mr. Holt and Mr. Stephens in favor, and Mr. Balduf dissenting, Resolution 2026-07, Approving Rules Relating to Parking Enforcement Policy; Providing for Conflicts; and Providing for an Effective Date, was adopted. (Motion passed 4-1)

SIXTH ORDER OF BUSINESS

Update/Report: Guardhouse

There was no update.

SEVENTH ORDER OF BUSINESS

Update: Security Services

Mr. Cerbone stated the Board previously directed Staff to issue an addendum stopping the Request for Proposals (RFP) for Security Services. Partial information was provided to the POA regarding entering into an agreement if and when they secure security services. Until then, the current agreement with TriCorps will remain in place.

Ms. Bolla stated the RFP has not gone out because there is a percentage agreement with the CDD that must be reflected in the RFP, and she does not have that information. Ms. Cerbone stated the RFP does not need to state anything about the agreement; it just needs to bifurcate the extent of the contract between private roads and public roads.

Mr. Burke will confer with Ms. Bolla about the RFP after the meeting.

EIGHTH ORDER OF BUSINESS

Update: Walking Trails and Map

Ms. Cerbone stated this item is on the agenda as a reminder. Staff will need to know how the Board wishes to proceed in advance of formulating the proposed Fiscal Year 2027 budget.

The meeting recessed and reconvened.

NINTH ORDER OF BUSINESS

**District Engineer: Discussion/
Consideration/Update/Ratification**

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

Mr. Carroll asked if the Board wants to be a part of the partnership to fund the red light. Discussion ensued regarding the POA, the County, and the basis for the traffic light.

B. Update: Hydrant Reflectors

Mr. Carroll stated the hydrants were installed. Three of the four reflectors popped off and need to be re-done.

These items will remain on the agenda.

TENTH ORDER OF BUSINESS

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

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

Mr. Burke stated the survey is pending.

B. Update: Cease-and-Desist Letter to Homeowner Regarding Conservation Easement Violation

Mr. Burke stated the letter was sent to the homeowner and acknowledgement of receipt is pending.

C. Status of Agreement with POA and Bay County Sheriff’s Office

This is regarding enforcement. The agreement with the Bay County Board of County Commissioners is awaiting approval from the Sheriff.

Items 10A, 10B and 10C will remain on the agenda.

D. POA Maintenance Shed Installation on CDD Property

The shed was installed. This item can be removed from future agendas.

ELEVENTH ORDER OF BUSINESS

**District Ecologist:
Consideration/Update**

Discussion/

A. Discussion: Unmanaged Conservation Lands in Wild Heron (Further Details by February Meeting)

Ms. Womack stated there is no update; this is a placeholder unless the Board decides to pursue it.

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

Ms. Womack stated, for the past three weeks, Staff has been emailing with the Department of Environmental Protection (DEP) about this and copied Mr. Holt. She is trying to get the DEP to agree to the amount needed for the title commitments for the areas that Staff is proposing to put back into conservation in exchange for the areas to be released. A methodology was proposed to the DEP for the title commitments, based on current land values set by the Property Appraiser, which is the most advantageous methodology for the District. Currently, the POA lands are assessed by the Bay County Property Appraiser at \$500 per acre. Ms. Womack proposed ordering the title commitments at that amount. The title commitments will be ordered as soon as the DEP confirms that the proposed amounts are acceptable.

Mr. Dean directed Ms. Womack to blind copy all the emails to the remainder of the Board.

On MOTION by Mr. Dean and seconded by Mr. Black, with all in favor, the Title Commitment Order, in a not-to-exceed amount of \$500, was approved.

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

There is no update on this item; it is a placeholder.

D. Update: North Zone One Road

Ms. Womack emailed the DEP about this and has not heard back. She will follow up.

▪ **Mitigation Zone Maintenance Status**

This item was an addition to the agenda.

Staff is considering the contractor’s schedule. The project will commence in March and run through mid-April, depending on the weather and equipment. This will remain on the agenda.

▪ **Water Quality Report**

This item was an addition to the agenda.

A Lake Doctors report was distributed.

Ms. Womack discussed the status of various items, such as the fall Water Quality Report, a Shark’s Tooth pond aerator in need of repair, a Boardwalk board that needs to be replaced, lily pad growth in some ponds, overgrowth on the elevated nature walk and vines from the conservation area encroaching on CDD rights-of-way (ROWs).

On MOTION by Mr. Balduf and seconded by Mr. Black, with all in favor, authorizing Staff to engage New Leaf to clear overgrowth on the Boardwalk, in a not-to-exceed amount of \$1,250, was approved.

On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, authorizing Staff to engage a vendor to clear vines off trees in the ROWs, in a not-to-exceed amount of \$10,000, was approved.

TWELFTH ORDER OF BUSINESS

Continued Discussion: Speeding on WHW

It was noted that the radar sign was repaired and is currently operational.

This item will remain on the agenda.

THIRTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

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

FOURTEENTH ORDER OF BUSINESS

Approval of January 9, 2026 Public Hearings and Regular Meeting Minutes

The following changes were made:

Lines 200 and 296: Change “Sawyer” to “Scheuer”

Line 463: Change “and a bridge” to “for the bridge”

On MOTION by Mr. Dean and seconded by Mr. Black, with all in favor, the January 9, 2026 Public Hearings and Regular Meeting Minutes, as amended, were approved.

FIFTEENTH 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 reports from the Ecologist, District Counsel or the District Engineer.

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

I. UPCOMING MEETINGS:

- **March 4, 2026 at 2:00 PM (Central Time)**
- **April 1, 2026 at 2:00 PM (Central Time)**
- **QUORUM CHECK**

- III. Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 (for informational purposes)**

SIXTEENTH ORDER OF BUSINESS

Board Member Comments

- **Discussion: Additional Documents (Not Required Under FL Statutes) for CDD Website**
This item will remain on the agenda.

SEVENTEENTH ORDER OF BUSINESS

Public Comment

Mr. Chris Brown provided updates on X-Finity fiber and on the bridge repairs at Lost Cove.

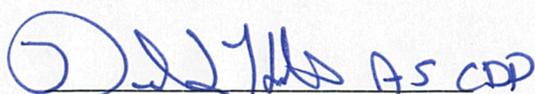
EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, the meeting adjourned at 4:45 p.m. (Central Time).

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair

AS CDD
CHAIR