

**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 Continued Public Hearing and Regular Meeting on April 1, 2026 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	Assistant Secretary

**Also present:**

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC (WHA)
Mike Burke	District Counsel
Robert Carroll	District Engineer
Dave Muntean	Half & Associates, Inc. ITE Consultant
Joseph Brown	Kutak Rock
Chris Brown	Residential/Architectural Review Board (ARB)

**Members of the public present:**

Ned New	Dan Walker	David Fleet	Charles Brown	Hebert Scheuer
Jeff Mills	Tom Kerins	Tim Rosson	Rebecca Ferris	Alyssa Finneyfrock
Terry Olson	Sandra Olson			

**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 reviewed the protocols for public comments and maintaining public decorum. She polled the Board and the consensus was to extend the three-minute per speaker public comments time limit on a case-by-case basis.

Ms. Cerbone polled the attendees and some chose to hold their comments specific to the proposed Fiscal Year 2026 budget until the Continued Public Hearing is opened.

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Discussion: Letter from Kutak Rock, LLP  
Regarding STGC**

Ms. Cerbone stated that copies of several letters are available to those who want them. They include a March 30, 2026 letter from Clark & Albaugh who represent Rebeca Ferris, David Fleet and Sherri and Peter Mallory, received subsequent to the Kutak Rock, LLP March 17, 2026 letter; and letters from Mr. Brown, Esq. received on March 31, 2026 and from Mr. Clark received on April 1, 2026, who represent Ms. Ferris, Mr. Fleet and Mr. and Mrs. Mallory. The letters were emailed to Staff, the CDD Board, POA individuals who requested a copy and Mr. Brown, Esq.

ITE Consulting Engineer Dave Muntean discussed his professional background specializing in Traffic Engineering, Traffic Operation, Safety/Traffic Studies, and Data Collection. He served on the Institute of Transportation Engineer’s Student Advisory Committee for four editions of the TRIP Generational Manual that is used in court cases, land uses, and TRIP Generation Estimates of properties and proposed and existing developments.

Mr. Muntean discussed how trip rates are measured by driveways for shopping centers, bowling centers, horse racetracks, etc.. The TRIP Generation Rate is calculated per 1,000 square feet or per dwelling unit, or per student, if it is a school. It is measured by the driveway and divided by the independent variable. He noted the following:

- The trip duration rate for the Golf Course, for example, would be measured at the driveways to the golf course.
- Every trip to an amenity, like the tennis courts, equals two trips.
- He suggested conducting another study a few months after the buildout is completed since the data is based on conservative estimates and there is potential for changes in the activity level.

➤ He believes the number of rounds of play outlined in the March 17, 2026 Kutak Rock letter is just one piece of the total trips; it does not include trips to the driving range, restaurant, deliveries and other activities in the future, but it is a good snapshot showing the activity level they may have in the future.

Ms. Cerbone asked if the average age of residential property owners is such that it could impact the study and thereby reduce the trip rate. Mr. Muntean stated age restricted communities have less trips; he cannot argue this community will be less active than a regular community. The Institute of Transportation Engineers is the primary information base; the Florida Highway Association has never been used on a Study and does not apply from the standpoint of the TRIP Generation.

Mr. Muntean responded to Board Member questions regarding how certain trip activities are measured, and conducting a study a week after buildout is completed or prior to that in order to have a current snapshot.

Mr. Burke stated the only difference in Mr. Clark’s letter was in persuading Mr. Dean to consider the two golf courses method instead of the one golf course method that is being considered right now. Mr. Dean asked Mr. Carroll if he stands by Mr. Muntean’s data in providing for two golf courses. Mr. Carroll replied affirmatively, they provided information assuming two golf courses in the calculations and another calculation table that has one; the Board can decide which one to use. The trip counts are 5,539 for one golf course and 6,086 for two golf courses; a difference of 547. It was noted that, in Mr. Brown’s first letter, he counted the number of players for the third, so he was assuming the golf course and Clubhouse are open. Mr. Muntean stated the information about the average 1.5 or 2 players per car in the letter is not verified.

Mr. Burke stated that, based on the information the Board Members received and the discussions, it is at the discretion of the Board to decide what is fair and reasonable for everyone. The appointment of benefits is a legislative function and, while reasonable persons’ opinions may differ as to whether the lands assessed are benefited by the improvement, the findings of the elected officials must be sustained.

**FOURTH ORDER OF BUSINESS**

**Continued Public Hearing on Adoption of  
Fiscal Year 2025/2026 Amended Budget**

**A. Proof/Affidavit of Publication**

This item was included for informational purposes.

**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, the Public Hearing was opened.**

Residents Rebecca Ferris stated she thinks St. Joe is benefitting from the CDD's property, based on all the trips that come into Sharks Tooth Trail.

Resident David Fleet stated he is disappointed in the CDD for not granting his Attorney's request to participate in the public hearing via telephone or Zoom, although they have the ability to do so.

Attorney Joseph Brown stated he agrees with everything Mr. Burke stated and with the idea that this is not a purely mathematical exercise; it is a determination by the Board of what is fair and reasonable in your opinion. The point of the information they submitted is to provide a data point to compare to the estimates ITE provided, it is not a trip count. He noted this is not a municipal public golf course and he believes the buildout of the community is not going to be a driver of traffic to Sharks Tooth Trail; as their case construction has been built out for a while. The estimate of 547 trips for the single course Shark's Tooth and the information they provided on the rounds played, estimate of vendors and staff, at Shark's Tooth and the third, still fall very short of the ITE estimate. He is asking, on behalf of STGC of PCB, LLC's (STGC), that the Board consider exercising its discretion to recognize that this course is not a municipal course, it does not generate 547 trips and provide a discount or recognition of that and lower the trip count and make the ultimate determination of how assessments are going to be allocated.

Resident Herbert Scheuer thinks the study is flawed. He does not think the Board should take an aggressive stand with St. Joe to make up for something that occurred 20 years ago, given their commitment to the back entrance.

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

Board Members voiced their reasons for selecting Option 1 or Option 2 and proposed additional terms.

Ms. Cerbone presented Resolution 2026-05 and the Amended Budget Per Unit Assessment Summary and Comparison Spreadsheet.

**On MOTION by Mr. Balduf and seconded by Mr. Black, with Mr. Balduf, Mr. Black and Mr. Stephens in favor and Mr. Holt and Mr. Dean dissenting, 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, was adopted. [Motion Passed 3-2]**

The meeting recessed at 4:04 p.m. and reconvened at 4:13 p.m.

- **Consideration: Engaging Outside Litigation Counsel**

**This item was an addition to the agenda.**

Based on the recent motion, Mr. Burke requested authorization to engage litigation counsel.

Ms. Cerbone stated she will update the CDD’s insurance carrier to determine litigation coverage.

**On MOTION by Mr. Holt and seconded by Mr. Balduf with all in favor, authorizing Mr. Burke to engage outside Litigation Counsel to litigate any matters related to the Fiscal Year 2026 assessments, was approved.**

Regarding certain POA Board Members voicing interest in dissolving the CDD and taking over CDD matters, Mr. Burke and Ms. Cerbone stated that the CDD’s entire debt would have to be paid off and the Board would have to request and obtain approval from the County Commissioners.

- **Request to USPS to Adopt the Alternate Town Name of Wild Heron**

**This item was an addition to the agenda.**

Mr. Chris Brown stated the U.S. Postal Service Community Relations Manager and District Manager are requiring a County Official or County Commissioner submit this request, in writing, to complete the process. Mr. Burke requested authority to approach the County Commission regarding passing a Resolution. It was noted that the name is an alternate to the existing name.

**On MOTION by Mr. Black and seconded by Mr. Stephens, with all in favor, authorizing Mr. Burke to approach the County Commission regarding passing a Resolution to Adopt the Alternate Town Name of Wild Heron, was approved.**

**FIFTH ORDER OF BUSINESS**

**Update/Report: Guardhouse**

The April 1, 2026 Guardhouse Report was included for informational purposes.

Discussion ensued regarding the Report, increases in the weekend count, and improvements in the Daily Log Sheets.

**SIXTH ORDER OF BUSINESS**

**Update: Security Services**

It was noted that the Request for Proposals (RFP) for Security Services is underway and it is expected to go out within the next month or two.

**SEVENTH ORDER OF BUSINESS**

**Update: Walking Trails and Map**

Discussion ensued regarding the next steps, Ms. Womack working with Florida Power & Light on installing walking trails and providing lower or higher cost options to include in the Fiscal Year 2027 budget.

**EIGHTH ORDER OF BUSINESS**

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

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

Mr. Carroll stated the person wishing to participate in a cost-share related to the traffic signal is close reaching a deal with the Developer.

This item will remain on the agenda.

**B. Update: Covington Bridge/Roadway Repair**

This item will be removed from future agendas.

**NINTH ORDER OF BUSINESS**

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

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

Mr. Burke observed the survey crew onsite and they have flagged one side of the rights-of-way.

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

Mr. Burke stated he has not heard from Ms. Womack. He believes the homeowner has not been on the property since. This item will remain on the agenda.

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

Mr. Burke stated the Traffic Enforcement Agreement will be on the next Commissioner agenda; the meeting is two weeks from today.

**TENTH ORDER OF BUSINESS**

**District Ecologist: Discussion/  
Consideration/Update**

Mr. Holt received an email from Ms. Womack and provided the following updates:

**A. Discussion: Unmanaged Conservation Lands in Wild Heron**

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

DEP confirmation of the title commitment amounts is pending.

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

Break N Ground will be initiating the Firewise Program.

**D. Update: North Zone One Road**

Mr. Holt is obtaining bids for trimming vines encroaching into the Wild Heron Way right-of-way (ROW).

**E. Mitigation Zone Maintenance Status**

**F. Water Quality Report**

Lake Doctors will be conducting the additional lily pad treatment.

This item will be removed from future agendas.

**G. Boundary Fence Gaps**

The cost to install 925’ of 6’ chain link fence along the powerline is \$37,000. Mr. Holt suggested installing gates to access the property. A proposal will be presented at the next meeting.

This item will remain on the agenda.

**ELEVENTH ORDER OF BUSINESS**

**Continued Discussion: Speeding on WHW**

There was no update.

**TWELFTH ORDER OF BUSINESS**

**Ratification Items**

Ms. Cerbone presented the following:

- A. Halff Associates, Inc. [Trip Generation Study]**
  - I. Additional Services Confirmation and Change Order**
  - II. Additional Services Confirmation and Change Order #2**

**On MOTION by Mr. Holt and seconded by Mr. Black, with all in favor, the Halff Associates, Inc. [Trip Generation Study], Additional Services Confirmation and Change Order and Additional Services Confirmation and Change Order #2, were ratified.**

**THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 28, 2026**

Regarding the Fiscal Year 2026/2027 budget, Ms. Cerbone noted the possibility that another Methodology Report will be required if the Board updates or changes what they just approved this year. She suggests bifurcating Mr. Carroll’s expenses in Fiscal Year 2027 and creating a new “Engineering-O&M” budget line item. Regarding FEMA, Mr. Conti will research when the Rostan and Custom Tree Removal contracts expire.

**On MOTION by Mr. Balduf and seconded by Mr. Stephens, with all in favor, the Unaudited Financial Statements as of February 28, 2026, were accepted.**

**FOURTEENTH ORDER OF BUSINESS**

**Discussion: Fiscal Year 2026/2027 Budget**

This item was discussed during the Thirteenth Order of Business.

**FIFTEENTH ORDER OF BUSINESS**

**Approval of March 4, 2026 Continued Public Hearing and Regular Meeting Minutes**

The following changes were made:

Line 217: Delete “Wild Heron POA Chair”

Line 233: Change “plans to purchase” to “could consider purchasing”

**On MOTION by Mr. Stephens and seconded by Mr. Black, with all in favor, the March 4, 2026 Continued Public Hearing and Regular Meeting Minutes, as amended, were approved.**

**SIXTEENTH 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/Operations, District Counsel or District Engineer reports.

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

- **Property Insurance on Vertical Assets**
- **Form 1 Submission and Ethics Training**
- **UPCOMING MEETINGS:**
  - **May 6, 2026 at 2:00 PM (Central Time)**
  - **June 3, 2026 at 2:00 PM (Central Time) [Presentation of FY2027 Proposed Budget]**
  - **QUORUM CHECK**
- **Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 (for informational purposes)**

**SEVENTEENTH ORDER OF BUSINESS**

**Board Member Comments**

There were no Board Member comments.

**EIGHTEENTH ORDER OF BUSINESS**

**Public Comment**

The Board was encouraged to start inspecting the non-Wild Heron Way Roads and ensure they are designating reserves, as the POA is way underfunded on roadways.

Discussion ensued regarding combining the POA and CDD roadway RFP projects to reduce mobilization costs, funding, etc.

**NINETEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Balduf and seconded by Mr. Dean, with all in favor, the meeting adjourned at 5:04 p.m. (Central Time).**

Cindy Cebal  
Secretary/Assistant Secretary

D. L. [Signature] AS CDD  
Chair/Vice Chair CHAIR