

Lake Powell Residential Golf Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

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<https://lakepowellcdd.net/>

April 29, 2026

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Lake Powell Residential Golf Community Development District

Dear Board Members:

The Board of Supervisors of the Lake Powell Residential Golf Community Development District will hold a Regular Meeting on May 6, 2026 at 2:00 p.m. (Central Time), at the POA Community Activity Room, 1110 Prospect Promenade, Panama City Beach 32413. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Continued Discussion: Letter from Kutak Rock, LLP Regarding STGC
4. Update/Report: Guardhouse
5. Update: Security Services
 - RFID Front Gate – St. Joe
 - Camera for Pinfish
6. District Engineer: Discussion/Consideration/Update/Ratification
 - A. Discussion: Exploring Cost Share for Engineering Red Light at Hwy 98/WHW
 - B. FDOT Bridge Management System Inspection/CIDR/Bridge Profile Report and Memorandum
 - C. Scour Critical Bridge – Plan of Action
7. District Counsel: Discussion/Consideration/Update/Ratification
 - A. Discussion: Potential Turnover of Wild Heron Way, Guard House to 98
 - B. Update: Cease-and-Desist Letter to Homeowner Regarding Conservation Easement Violation
 - C. Status of Agreement with POA and Bay County Sheriff's Office

8. District Ecologist: Discussion/Consideration/Update
 - A. Discussion: Unmanaged Conservation Lands in Wild Heron
 - B. Update: Conservation Easement Swap - Survey & Legal Status
 - C. FPL Line/Tree Trimming and Other Applicable Fire Wise Protocol
 - D. Update: North Zone One Road
 - E. Mitigation Zone Maintenance Status
 - F. Boundary Fence Gaps
 - G. Walking Trails and Map
9. Continued Discussion: Speeding on WHW
10. Acceptance of Unaudited Financial Statements as of March 31, 2026
11. Continued Discussion: Fiscal Year 2026/2027 Budget
12. Approval of April 1, 2026 Continued Public Hearing and Regular Meeting Minutes
13. Staff Reports
 - A. Ecologist/Operations: *Cypress Environmental of Bay County, LLC*
 - B. District Counsel: *Burke Blue*
 - C. District Engineer: *McNeil Carroll Engineering, Inc.*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Property Insurance on Vertical Assets
 - Form 1 Submission and Ethics Training
 - NEXT MEETING DATE: June 3, 2026 at 2:00 PM (Central Time) [*Presentation of FY2027 Proposed Budget*]

○ QUORUM CHECK

SEAT 1	DAVID HOLT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	DAVID DEAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	THOMAS BALDUF	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JOEL STEPHENS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	KEN BLACK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

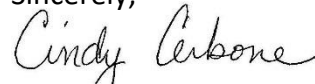
14. Board Member Comments

15. Public Comment

16. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

**CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 801 901 3513**