

**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 May 6, 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
Mike Burke	District Counsel
Robert Carroll	District Engineer
Courtney Bolla	POA Community Association Manager
Bethany Womack	Ecologist/District Operations Manager

**Members of the public present:**

Dan Walker	Terry Olson	Jeff Mills
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**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**

No members of the public spoke.

Ms. Cerbone provided additional copies of the agenda that included Item 5D and the accompanying backup, which is not included in the preprinted agenda books.

**THIRD ORDER OF BUSINESS**

**Update/Report: Guardhouse**

The May 6, 2026 Guardhouse Report was included for informational purposes.

Discussion ensued regarding the Report, the direction and purpose of the weekend count, and the inclusion of all visitors every day of the week in the Daily Log Sheets. The consensus was to discontinue the process of the weekend counts.

**FOURTH ORDER OF BUSINESS**

**Update: Security Services**

Ms. Cerbone asked if any POA representative has an update regarding the Request for Proposals (RFP) for Security Services. It was noted that the Post Orders were amended to include feedback from the CDD and the Security Team. The POA will review and approve the Post Orders at its next meeting, and the Post Orders will be submitted to the CDD for approval. Recent revisions allow the Post Orders to change at will, and the security firm will adjust to changes accordingly. The RFP will be released and, with POA approval, the RFP will be published by June 1, 2026. Responses will be due within 30 days. Three firms are expected to bid and additional bids are invited.

Discussion ensued regarding whether a manned gate is needed, whether an electronic gate would suffice, public walking trails, the cost and benefits of a manned gate, outside Counsel's opinion regarding Wild Heron Way, the logistics of implementing an electronic gate, the role that Staff plays in maintaining gates, failures of electronic gates in neighboring communities and the complexity of the CDD property, with several entities utilizing the gate.

- **RFID Front Gate – St. Joe**

Mr. Holt voiced his opinion that St. Joe employees and members should purchase RFID tags, as well as members and homeowners. It was noted that St. Joe employees submitted to background checks. The POA will provide member files, which include name, address and license plate numbers, to be updated as needed.

Discussion ensued regarding the cost associated with RFIDs, whether the POA can be made to fund the cost, the need for Staff at the gate to receive the many contractors and vendors at the gate, and whether contractors can be issued RFIDs and the additional cost, if doing so.

Ms. Cerbone stated no update was received, and the payment is not due until May 15, 2026. No money has gone back to anyone and no money will go back to anyone until St. Joe makes that payment on May 15, 2026; if the payment is made, the proposed Fiscal Year 2027 budget will include a credit to lower assessments for that amount for Fiscal Year 2027. It was noted that the Board is approving a module that the POA will have authority over, at no cost to the CDD. It was noted that the POA owns the RFID system. Mr. Burke noted that the CDD has given the POA authority to operate the gate and that the CDD can place signage on its roadways to direct members to a particular traffic pathway.

Discussion ensued regarding the 3,800 memberships and negotiations with St. Joe.

It was noted that the Lifestyle Membership, which includes a \$75,000 initiation fee and \$1,200 monthly, is the only membership currently offered. A small number of remaining legacy memberships are being eliminated. Regarding whether to wait until May 15, 2026 to implement the system, it was noted that negotiations prioritized the safety and maintenance of the CDD and the importance of registering guests at the gate.

**On MOTION by Mr. Stephens and seconded by Mr. Black, with all in favor, directing the POA to amend post orders to allow St. Joe employees and family members RFID access, and to provide a cost estimate, was approved.**

Ms. Cerbone stated a District Engineer item will be added to the next agenda for an estimate of the number of pings.

- **Camera for Pinfish**

Discussion ensued regarding a proposal for the addition of cameras at Pinfish and Wild Heron Way and on the pumphouse due to recent vandalism and threats, and the addition of perimeter fencing. For the next agenda, the POA will provide a written document, including a map of the camera locations.

**FIFTH 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 Developer of the property seems engaged to move forward with the project, so an opportunity for cost share exists. This item will remain on the agenda.

**B. FDOT Bridge Management System Inspection/CIDR/Bridge Profile Report and Memorandum**

Mr. Carroll recalled the Florida Department of Transportation (FDOT) inspection of Covington Bridge years ago; deficiencies were noted and addressed. He presented the BCL Civil Contractors, Inc. proposal and discussed the previous remediations, the plan and scope of work.

**C. Scour Critical Bridge – Plan of Action**

This item was discussed during Items 5B and 5D.

**D. BCL Civil Contractors, Inc Proposal [Bridge Repair @ Wild Heron]**

Mr. Carroll distributed and presented the BCL Civil Contractors, Inc. proposal for bridge repair at Wild Heron.

**On MOTION by Mr. Holt and seconded by Mr. Balduf, with all in favor, the BCL Civil Contractors, Inc. proposal for Bridge Repair at Wild Heron, in the amount of \$70,660, was approved.**

**SIXTH 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 surveyor has not completed the survey; he will follow up.

This item will remain on the agenda.

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

Mr. Burke stated, per Ms. Womack, no further action has occurred in the area in question.

This item will be removed from 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 May 19, 2026 Commission agenda. If passed, the effective date will be June 1, 2026.

This item will remain on the agenda.

Ms. Cerbone asked about Wild Heron’s status with the USPS. Mr. Burke stated the County Attorney is considering a policy related to approvals. This item will remain on the agenda.

<b>SEVENTH ORDER OF BUSINESS</b>	<b>District</b>	<b>Ecologist:</b>	<b>Discussion/ Consideration/Update</b>
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**A. Discussion: Unmanaged Conservation Lands in Wild Heron**

Ms. Womack stated the Board previously discussed whether to discuss expanding the CDD’s management of current preservation areas with the Department of Environmental Protection (DEP) and the Army Corps of Engineers (ACOE). This item will remain on the agenda.

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

Ms. Womack stated final approval from the DEP to get the title commitments, the methods and the amounts, was received. Ms. Womack requested a proposal, which is expected by the end of the week. The information was provided to Ms. Bolla, in case the POA wants to obtain its own proposal, and to Mason Title. Due to the amounts, she does not expect the Title Commitment costs to be significant. Updates will be provided when received. This item will remain on the agenda.

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

Ms. Womack stated Florida Power & Light (FPL) continues monitoring the Firewise Program. FPL has not responded to her numerous queries regarding scheduling the CDD. The Engineer’s contact information will be provided to Mr. Black. This item will remain on the agenda.

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

Ms. Womack stated this road is owned by St. Joe, from Salamander Trail to the pond, and the CDD owns from the pond to the fence line. The road was there when the conservation area was put in place and is not a violation of the Conservation Easement. The area has numerous trail roads that might have been used as a fire break when the property was undeveloped.

The Board and Staff discussed previous consideration of whether to restrict St. Joe from using the road, current use of the road, previous admonitions from the ACOE and the DEP and threats of fines for violating the Conservation Easement. Ms. Womack stated the DEP recently confirmed that Staff’s use of the road does not constitute a violation.

Mr. Dean motioned to alert the community that the road can be utilized. The motion died for lack of a second. This item will be removed from the agenda.

**E. Mitigation Zone Maintenance Status**

Ms. Womack stated that mitigation zones are currently being cut in accordance with State and Federal Environmental Permits only, not for beautification or for Fire Wise purposes. Staff will review homeowner requests, but some request cutting areas adjacent to conservation areas for aesthetic reasons, and those requests cannot be honored due to permit requirements. Mr. Dean concurred and encouraged interested parties to read the DEP Permit language regarding permit zone maintenance. Ms. Womack stated that areas avoided during the golf tournament will be addressed, and some areas were cut by hand to address issues.

Ms. Womack stated the POA previously asked for vines to be cut and provided a not-to-exceed amount. A contractor was engaged and prior approval was received from the DEP for removal of vine growth in conservation areas.

Discussion ensued regarding use of equipment on POA property for vine removal and mechanical removal versus use of herbicides.

**F. Boundary Fence Gaps**

Ms. Womack discussed two proposals for installation of fencing. She discussed a proposal for approximately 1,000 linear feet of fence, to be installed at the end of Meadowlark Way, including a double gate in the area of Meadowlark Way to be kept locked but that could be opened for emergency use. She believes Bracewell bid approximately \$38,000 and Mr. Fence bid approximately \$28,000.

The Board and Staff discussed the scope of work, areas to be fenced, areas prone to feral hog activity, use of hog fencing in selected areas and prioritizing areas to be addressed.

**On MOTION by Mr. Dean and seconded by Mr. Holt, with all in favor, the Mr. Fence proposal for approximately 1,000 linear feet of fencing from Mitigation Zone 4E to Zone 8, as discussed, in a not-to-exceed amount of \$30,000, contingent upon receipt of the proposal, was approved.**

Ms. Womack was asked to coordinate with the POA regarding the fenceline.

**G. Walking Trails and Map**

Ms. Cerbone recalled the need to include the Walking Trails and Map in budget discussions. Referring to the map that was discussed at previous meetings, Ms. Womack stated that areas in yellow indicate existing elevated boardwalks, blue areas indicate designated nature trail areas within an area already cut for mitigation, Zone 4 West; and areas in red are identified as nature trail areas that are wooded and unimproved. In the past, it was noted that an elevated boardwalk to connect the yellow and red areas would cost approximately \$330,000, and a survey would be needed so that a permit to construct the boardwalk could be obtained. A lower cost option would be to conduct a survey during the dry season.

Discussion ensued regarding the high cost, whether walking trails in other areas would be less costly, and higher priority projects. This item will be removed from future agendas.

▪ **Pond Inspection Report**

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

Ms. Womack distributed and presented the Pond Inspection Report. Many ponds are low and unattractive; nothing can be done about that but, when rains occur, this will improve. Some ponds have lily growth that could not be treated earlier in the year; the Report indicates which areas are most affected and some ponds with Torpedo grass. It is a good time to treat both issues; Lake Doctors provided a proposal for treatment of the Turtleback, Sweet Bay, Sawgrass, Meadowlark, Lakeside, Dune Lake, and Water Oak East and West ponds, for \$1,467 over and above the contracted rate.

**On MOTION by Mr. Holt and seconded by Mr. Stephens, with all in favor, the Lake Doctors proposal for lake treatments, as discussed, in a not-to-exceed amount of \$1,467, was approved.**

Ms. Womack discussed the presence of Cogon grass and stated that most areas treated on CDD property look good. Some areas where regrowth has occurred require retreatment. Ms. Womack will request proposals.

**On MOTION by Mr. Holt and seconded by Mr. Dean, with all in favor, Cogon grass treatment, in a not-to-exceed amount of \$2,500, was approved.**

The Board and Staff discussed speeding, traffic enforcement and steps that can be taken. A Board Member stated that he will pull traffic count data. He stated the POA's Safety Subcommittee recommended installing a stop sign at Wild Heron Way and Turtleback.

Mr. Carroll will research the feasibility of installing a stop sign and report his findings following the meeting. It was noted that the additional crosswalk painting could be beneficial.

Mr. Burke stated that, within weeks, the Bay County Sheriff will begin traffic enforcement.

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2026**

A Board Member asked if the ITE study was included in the Fiscal Year 2026 budget. Ms. Cerbone stated that it was never included in the budget; the actual expense is reflected in the March 31, 2026 financials.

**On MOTION by Mr. Balduf and seconded by Mr. Black, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted.**

**TENTH ORDER OF BUSINESS**

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

Regarding the proposed Fiscal Year 2026/2027 budget to be presented in June, Ms. Cerbone distributed a list of costs budgeted for the current and previous year and items highlighted in yellow and noted that additional items can be added. The Board and Staff discussed and considered the following:

- Professional and Administrative: Regarding whether to keep \$100,000 budgeted for "Legal litigation," the consensus was to keep it in the budget for now.
- Adding three Engineering line items: "Engineering" for District Engineer fees; and "CDD Roadway Assessment" and "Stormwater and Wastewater Needs Analysis" which is mandatory and must be filed in June 2027.
- Increasing "Insurance" by 10% bringing it to \$10,172 due to increased sovereign immunity limits and because Egis could not estimate the impact on the cost of coverage.

➤ Adding “ITE study/traffic counts” for \$15,000 in case another traffic study is needed. This could also be used for traffic strips or removed when the proposed budget is presented or at adoption.

Ms. Cerbone stated the POA will likely enter into an Agreement with a Security Services company this summer, and the CDD will terminate its Security Services Agreement. The CDD will enter into an Agreement with the POA where they take care of Security for the entire community and charge the CDD for the CDD’s portion of the services. At the last meeting, the indication was that the amount budgeted for Fiscal Year 2026 should suffice for Fiscal Year 2027.

➤ Increasing “Total security” to \$250,000.

➤ Ms. Womack will consider whether to add an additional “Lake & wetlands monitoring” line items for proper coding of expenditures.

Ms. Cerbone recalled that, when preparing the Assessment Methodology, “Roadway maintenance” was removed from the Assessment grouping for St. Joe, mainly because it was not clearly defined. She suggested replacing “Roadway maintenance” with two line items, one for Wild Heron Way and the other one for CDD roads except for Wild Heron Way.

Discussion ensued regarding budgeting \$25,000 for Wild Heron Way and \$250,000 for the remaining roads, the need for sealcoating, the need for the roadway assessment and scheduling of roadway maintenance.

Ms. Cerbone will work with Mr. Carroll regarding an estimate of roadway maintenance for Wild Heron Way and potential non-Wild Heron roads.

Discussion ensued regarding the need for POA roadway repairs.

Ms. Cerbone and Ms. Womack will fine-tune the “Stormwater management” budgeted amounts. It was noted that the wooden fences around some lift stations have become decrepit and are in need of repair. Ms. Womack stated the City must approve the requested repairs.

➤ “Feral swine removal” and “Walking trails” will be removed from the budget.

Ms. Cerbone stated the two new categories “Roadway maintenance – Wild Heron Way” and “Roadway maintenance – non-Wild Heron Way” are not in the Fiscal Year 2026 budget and, thus, are excluded from the District Engineer’s O&M Report, or the O&M Methodology prepared by District Management. During a District Management Staff call it was decided that Ms. Cerbone

will inform Mr. Carroll about the draft budget and Mr. Carroll will prepare a memo to the CDD regarding the new line items and their impact on assessments. District Management will then update the Assessment Methodology for the Fiscal Year 2027 budget. These items will be on the June agenda. Ms. Cerbone stated no credit will be applied to homeowners unless the cash from St. Joe is received. If St. Joe has not paid, the amount due will be included if the full assessment is not paid. The budget can be adopted noting that the District Engineer will update the letter memo to the CDD and the CDD will update the Methodology. These steps will be required during every budget cycle if new line items are included in the Field Operations section of the budget.

Mr. Black asked if a budget workshop is needed. Ms. Cerbone stated that due to the public notice requirement, it would be difficult. She suggested that going forward, they should aim for the March or April timeframe. She noted that the next meeting could include a workshop; as an alternative, those unable to attend the meeting can email their questions.

**ELEVENTH ORDER OF BUSINESS**

**Approval of April 1, 2026 Continued Public Hearing and Regular Meeting Minutes**

Regarding Line 204, Mr. Dean stated it was determined that the survey crew was flagging the road in preparation for fiberoptic cable installation.

Regarding Line 259, Mr. Dean asked if Mr. Conti researched when the Rostan and Custom Tree Removal contracts expire. Ms. Cerbone believes the Rostan contract is valid for three years and the Custom Tree Removal contract is valid for one to two years; neither will expire during the current hurricane season.

**On MOTION by Mr. Balduf and seconded by Mr. Stephens, with all in favor, the April 1, 2026 Continued Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**TWELFTH 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**

Ms. Cerbone reminded the Board to look for the reminder in mid-May and to file Form 1 no later than July 1 and to complete the required four hours of ethics training by December 31, each year. Two seats, currently held by Supervisors Dean and Black, will be up for election in November 2026. Interested candidates must qualify with the Supervisor of Elections.

- **NEXT MEETING DATE: 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)**

**THIRTEENTH ORDER OF BUSINESS**

**Board Member Comments**

It was noted that the POA signed an Agreement with Comcast. Comcast will likely seek easement rights. It is estimated that work would begin within 60 to 90 days. Ms. Cerbone suggested waiting to schedule the roadway assessment until work is complete.

A Board Member noted the poor condition of the Covington Bridge sign. Ms. Womack stated the sign was ordered.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comment**

No members of the public spoke.

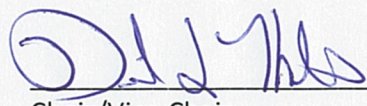
**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Holt and seconded by Mr. Balduf, with all in favor, the meeting adjourned at 4:51 p.m. (Central Time).**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

 AS CDD  
Chair/Vice Chair  
CHAIR