

Lake Powell Residential Golf Community Development District

OFFICE OF THE DISTRICT MANAGER

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

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

<https://lakepowellcdd.net/>

May 27, 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 June 3, 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. Update/Report: Guardhouse
4. Update: Security Services (*under separate cover*)
 - Amended Post Orders
 - RFID Front Gate – St. Joe Cost
 - Camera Options and Costs
5. District Engineer: Discussion/Consideration/Update/Ratification
 - A. Discussion: Exploring Cost Share for Engineering Red Light at Hwy 98/WHW
 - B. Stop Sign Additions (Feasibility) and Cost Proposal
6. District Counsel: Discussion/Consideration/Update/Ratification
 - A. Discussion: Potential Turnover of Wild Heron Way, Guard House to 98
 - B. Status of Agreement with POA and Bay County Sheriff's Office
 - C. Wild Heron Status with County Commission on USPS
7. 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. Mitigation Zone Maintenance Status
 - E. Boundary Fence Gaps
8. Continued Discussion: Speeding on WHW
 9. Consideration of Resolution 2026-08, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
 10. Consideration of Resolution 2026-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
 11. Acceptance of Unaudited Financial Statements as of April 30, 2026
 12. Approval of May 6, 2026 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: August 5, 2026 at 2:00 PM (Central Time) [Adoption of FY2025 Budget]

○ QUORUM CHECK

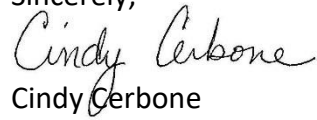
SEAT 1	DAVID HOLT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	DAVID DEAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	THOMAS BALDUF	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> 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**