

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/>

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 August 5, 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
5. District Engineer: Discussion/Consideration/Update/Ratification
 - A. Discussion: Exploring Cost Share for Engineering Red Light at Hwy 98/WHW
6. District Counsel: Discussion/Consideration/Update/Ratification
 - A. Discussion: Potential Turnover of Wild Heron Way, Guard House to 98
 - B. Wild Heron Status with County Commission on USPS
 - C. Consideration of Resolution 2026-10, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
 - I. Amended Rules of Procedure
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
- F. Wild Heron Way Signage Replacement
- 8. Discussion/Consideration of POA Request to Stripe and Stencil CDD Roads and Crosswalks
- 9. Continued Discussion: Speeding on WHW
- 10. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2025, Prepared by Carr, Riggs & Ingram
 - A. Consideration of Resolution 2026-10, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2025
- 11. Continued Discussion: Fiscal Year 2026/2027 Budget
 - A. Memorandum Regarding FY O&M Engineer Report
 - B. Operations and Maintenance Special Assessment Methodology Report
- 12. Acceptance of Unaudited Financial Statements as of June 30, 2026
- 12. Approval of June 3, 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: September 2, 2026 at 2:00 PM (Central Time) [Adoption of FY2027 Budget]

○ QUORUM CHECK

SEAT 1	DAVID HOLT	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	DAVID DEAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	THOMAS BALDUF	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	JOEL STEPHENS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	KEN BLACK	☐ IN PERSON	☐ PHONE	☐ NO

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

14. Board Member Comments

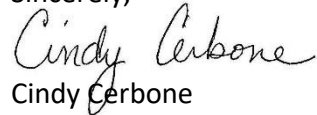
- A. Irrigation Pump Replacement Proposals – WHW
- B. Main Irrigation Controller Replacement
- C. St. Joe Construction on WHW

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