



Rizzetta & Company

NatureWalk Community Development District

**Board of Supervisors' Meeting
February 5, 2026**

District Office:
120 Richard Jackson Blvd, Suite 220
Panama City Beach, Florida 32407
(850) 334-9055

www.naturewalkcdd.org

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT AGENDA

Walton Area Chamber of Commerce, 63 South Centre Trail, Santa Rosa Beach, FL 32459

District Board of Supervisors	Jonette Coram Mike Grubbs Skylar Lee Danell Head Mike Duffey	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Stephanie DeLuna	Rizzetta & Company, Inc.
District Counsel	Joseph Brown	Kutak Rock LLP
District Engineer	Jim Martelli, P.E.	Innerlight Engineering Corporation
Bond Counsel	Cynthia E. Wilhelm	Nabors, Giblin & Nickerson, P.A.

All cellular phones must be placed on mute while in the meeting room.

The Public Comment portion of the agenda is where individuals may make comments on any matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)
1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
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Board of Supervisors
NatureWalk Community
Development District

January 29, 2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the NatureWalk Community Development District will be held on **Thursday, February 5, 2026, at 12:00 p.m. (CT)** at the **Walton Chamber of Commerce** located at **63 South Centre Trail, Santa Rosa Beach, Florida 32459**.

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE COMMENTS ON AGENDA ITEMS

3. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Board of Supervisors Meeting Held on Thursday, January 15, 2026.....	Tab 1
B. Ratification of the Operations and Maintenance Expenditures for the Month of December 2025.....	Tab 2

4. STAFF REPORTS

- A. District Engineer
 - 1. Presentation of Stormwater Pond Scopes of Work
 - 2. Sitex Earth Works Stormwater Updates

5. BUSINESS ITEMS

- A. Discussion and Consideration of Rizzetta LIS Landscape Contract
Development for Green Earth Southeast
- B. Discussion and Consideration of District Towing
- C. Ratification of Lift Station #3 Control Panel Installation by Kenny Strange Electric
- D. Ratification of Tightline Engineering Contract Addendum for River Oats Curb Repairs

4. STAFF REPORTS, CONTINUED

- B. District Landscape Provider
 - 1. Presentation of District Landscaping Reports
- C. District Counsel
 - 1. Parcels Update
- D. District Manager
 - 1. District Encroachment Notice
 - 2. District Records Storage
 - 3. FY25-26 Budget
- E. District Chair

6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS

7. ADJOURNMENT

Sincerely,
Stephanie DeLuna
Stephanie DeLuna
District Manager

Tab 1

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
January 15, 2025 - Minutes of Meeting

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors (BOS) of NatureWalk Community Development District was held on **Thursday, January 15, 2025, at 12:00 p.m.** at the Walton Area Chamber of Commerce, located at 63 South Centre Trail, Santa Rosa Beach, FL 32459.

Present and constituting a quorum:

Jonette Coram	Board Supervisor, Chairman
Mike Grubbs	Board Supervisor, Vice-Chairman
Danell Head	Board Supervisor, Assistant Secretary
Mike Duffey	Board Supervisor, Assistant Secretary (via phone)
Skylar Lee	Board Supervisor, Assistant Secretary (via phone)

Also present were:

Stephanie DeLuna	District Manager, Rizzetta & Company, Inc.
Jim Martelli	District Engineer, Innerlight Engineering (via phone)
Joseph Brown	District Counsel, Kutak Rock (via phone)
Bert Tony Smith	Sitex Earth Works (via phone)
Matt Weinrich	Landscape Provider, GreenEarth
Zach Brown	Landscape Provider, GreenEarth
William Nixon	Tightline Engineering
Josey Nixon	Tightline Engineering
Chris Cope	PBA Towing
Justin Powell	PBA Towing
Audience	Two audience members were present

FIRST ORDER OF BUSINESS **Call to Order**

Ms. DeLuna conducted attendance, confirmed quorum and called the meeting to order at 12:00 PM. Due to the unexpected attendance of Skylar Lee via speakerphone rather than in person as was previously confirmed in writing, Ms. DeLuna noted that there will be a loss of quorum at approximately 12:30PM as one Supervisor who is physically present in the room must leave the meeting at that time.

When this occurs, a Workshop will be convened and discussion may take place, but the Board of Supervisors will not be able to motion or vote on any business as Florida Sunshine Law requires three (3) Supervisors to be physically present in the meeting room to conduct business. For that reason, the meeting order will be amended to vote on the five business items listed in the published agenda packet while quorum is met.

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47

48 **SECOND ORDER OF BUSINESS** **Audience Comments**

49 One audience member was present at this time and had no comment.

50

51 **THIRD ORDER OF BUSINESS** **Business Administration**

52

53 **A. Consideration of the Minutes of the Board of Supervisors Meeting held on**

54 **December 5, 2025**

55 Ms. DeLuna requested feedback on the December 5th minutes.

56

57 Ms. Coram asked that line 164 be changed to read Pond #4 instead of Pond #14.

58

On a motion by Mr. Grubbs, seconded by Ms. Coram with all in favor, the BOS approved the Minutes of the Board of Supervisors Meeting held on December 5, 2025 with the requested change, for NatureWalk Community Development District.

59

60 **B. Ratification of the Operations and Maintenance (O&M) Expenditures for the**

61 **Month of November 2025**

62 Ms. DeLuna requested feedback on the November Expenditures. There was none.

63

On a motion by Ms. Head, seconded by Ms. Coram with all in favor, the BOS ratified Operations and Maintenance Expenditures for the Month of November 2025, in the amount of \$47,108.44, for NatureWalk Community Development District.

64

65

66 **FOURTH ORDER OF BUSINESS** **Staff Reports**

67

68 **A. District Engineer**

69 **1. Tightline Engineering River Oats Alley Replacement Updates**

70 Mr. Martelli advised that Tightline is on schedule to mobilize the morning of

71 January 19th.

72

73 Residents have been informed of the project by both email and USPS mail, as

74 River Oats will be inaccessible and trash collection will be re-routed for the duration

75 of the project.

76

77 **2. Presentation of Stormwater Scopes of Work**

78 Mr. Martelli presented the Stormwater Pond Special Surveys and stated that

79 the Scopes of Work are approximately 50% complete.

80

81 **3. Discussion of Stormwater Management System Operations &**

82 **Maintenance**

83 Ms. Coram stated that the water level of the drains in the retention basin is high

84 and the surrounding grass is staying wet, resulting in rutting of the surface when Green

85 Earth mows. She asked if Innerlight will assess this area and clean any remaining

86 grass from the drains to maintain its functionality as part of the Stormwater O&M effort.

87

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88 Mr. Martelli replied that the basin is directly affected by the interconnected
89 sequence of ponds 17-18-19-20 which are controlled by Lift Station #3. After
90 investigation by Innerlight, it's been confirmed that both pumps and the discharge
91 pipes of Lift Station #3 are operational and do function to draw down the levels of the
92 associated ponds when activated manually. As a result, Pump & Process was asked
93 to revise their proposal to focus on replacement of the Lift Station #3 control panel
94 with a more sophisticated model which will allow it to perform scheduled draw down
95 of Ponds 17-18-19-20 so as not to overwhelm the adjacent wetlands. Innerlight also
96 recommends a contingency of \$5000 in case issues arise in the field.
97

98 Mr. Grubbs noted that page 3 of the proposal excludes installation and asked
99 if the \$5,000 contingency would cover installation. Mr. Martelli confirmed that Pump &
100 Process will install the control panel and its associated wiring.
101

102 Ms. Coram suggested District Counsel draft a contract in the amount of
103 \$20,000 for Lift Station #3 control panel replacement which stipulates that installation
104 is included, but holds the \$5,000 contingency back in case issues arise.
105

106 Ms. DeLuna asked for BOS feedback. There was none.
107

On a motion by Ms. Coram, seconded by Ms. Head with all in favor, the BOS approved the Lift
Station #3 Control Panel Replacement, installed by Pump & Process, in the amount of
\$20,000.00 with \$5,000 held in contingency for the Chair, for NatureWalk Community
Development District.

108 Ms. Coram asked if the retention basin drains could be inspected and cleared
109 by some method if the water levels do not go down after the control panel is installed.
110

112 Mr. Martelli noted that it could take several weeks for the water levels in the
113 associated ponds to decrease; afterwards it can be determined if there is free flow in
114 the basin piping or if further maintenance is required.
115

B. District Aquatics Provider

117 1. Presentation of December 2025 Aquatics Report

118 Mr. Smith presented the report. Pond 5 is not yet complete.
119

120 Mr. Martelli confirmed that Sitex has successfully completed the first phase of the
121 vegetation clearing process. The project goal is to ensure the stormwater ponds are
122 in regulatory compliance and restore access to their control structures for
123 maintenance purposes.
124

125 Mr. Smith noted that Sitex removed heavy vegetation from the control structures
126 of Ponds 4 and 7 and recommended more aggressive maintenance there. He also
127 stated that the Pond 7 control structure grating is missing.
128

129 Ms. Coram asked if Innerlight has a source for replacement of the Pond 7 grate.
130

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131 Mr. Martelli responded yes. Innerlight will complete the Scopes of Work for the
132 remaining ponds during the next two weeks and provide those to Sitex so that a
133 proposal can be drafted for BOS consideration in February.

135 Mr. Smith noted that if the Scopes of Work and proposal are not approved until
136 February 5, 2026, the project cannot be completed before Spring Break.

138 Ms. Coram stated that according to a schedule provided by Walton County, Spring
139 Breaks begin in February and do not end until April with the Summer rental season
140 closely following in May. The District bears the responsibility to restore these
141 Stormwater ponds to permitted status. Not every pond is located adjacent to a home
142 and this project provides vegetation removal, not pond dredging by heavy machinery.
143 Ms. Coram suggested that the effort begin as soon as possible.

146 *Meeting Order was revised at this point to allow agenda Business Items
147 to be considered by the Board of Supervisors while quorum was still met.*

150 **D. District Counsel**

151 **2. Presentation of the Developer Licensing Agreement**

152 Mr. Brown detailed specifics of the agreement which addresses road damage
153 repair via a required deposit that is refundable if not used and construction storage
154 laydown usage. The document also stipulates that District maintenance of future roads
155 constructed by the developer is not included.

156 On a motion by Ms. Coram, seconded by Mr. Grubbs with all in favor, the BOS approved the
New Developer Licensing Agreement, for NatureWalk Community Development District.

157 **FIFTH ORDER OF BUSINESS**

158 **BUSINESS ITEMS**

161 **A. Discussion and Consideration of Green Earth WA# 26-03, Sandgrass Blvd
162 Irrigation Repair**

163 Ms. DeLuna presented the work authorization.

164 On a motion by Ms. Head, seconded by Mr. Grubbs, with all in favor, the BOS approved Green Earth
WA# 26-03 in the amount of \$598.14, for NatureWalk Community Development District.

165 **B. Ratification of Sitex Earth Works Agreement for Ponds 4,5,7,10,11**

166 Ms. DeLuna presented the agreement, noting that it was drafted by District Counsel
167 at the request of the BOS.

169 On a motion by Mr. Grubbs, seconded by Ms. Head, with all in favor, the BOS ratified the Sitex Earth
Works Agreement in an amount Not-To-Exceed \$30,000.00, for NatureWalk Community
Development District.

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171 **C. Ratification of Sitex Earth Works Invoice #10550-b**

172 Ms. DeLuna presented the invoice, noting that a total of \$22,933.40 has been spent
173 to date, with vegetation removal at Pond #5 still outstanding.

174

On a motion by Mr. Grubbs seconded by Ms. Head, with all in favor, the BOS ratified Sitex Earth Works Invoice # 10550-b in the amount of \$22,903.47, for NatureWalk Community Development District.

175

176 **D. Discussion and Consideration of Berger, Toombs, Elam, Gaines & Frank Audit**
177 **Engagement Letter for FY2024-25**

178 Ms. DeLuna presented the Engagement Letter, noting that this is a yearly audit of
179 the District conducted in arrears.

180

181 Ms. Coram confirmed that this is a budgeted expense, approved previously by the
182 BOS.

183

On a motion by Mr. Grubbs seconded by Ms. Head, with all in favor, the BOS approved the Audit Engagement Letter in an amount not-to-exceed \$3,550.00, for NatureWalk Community Development District.

184

185 **E. Discussion and Consideration of Rizzetta LIS Contract**

186 Ms. DeLuna explained that this contract would allow Landscape Inspection Service
187 specialists to engage with Green Earth and the BOS to develop a new standardized
188 Rizzetta contract. Supervisors have received a sample scope of contract via email for
189 review to understand the RFP manual which Green Earth would be asked to complete.

190

191 Ms. Coram asked if the \$5,000 cost would include the Specialist's attendance at a
192 workshop with Green Earth to discuss Supervisor input before a contract is drafted.

193

194 Ms. DeLuna confirmed that either John Toborg or John Fowler would attend the
195 workshop, after first conducting a site visit to tour the community.

196

197 Ms. Coram suggested that the BOS wait on approving this to allow the Supervisors
198 time to digest the materials provided and formulate informed input so that when the
199 LIS contract is considered and a workshop is scheduled, discussion is meaningful.

200

201 Mr. Grubbs asked if the contract will be reconsidered in February.

202

203 Ms. Coram replied that the BOS should either approve or reject the contract at the
204 next meeting so the workshop can be scheduled in March, which would allow the LIS
205 Specialist to visit NatureWalk when the community is in a growing state and not
206 dormant.

207

208 Ms. DeLuna advised that once the LIS contract is approved, typically a site visit
209 and workshop can be scheduled within thirty days, making March possible. However,
210 LIS does become backlogged in the March-April timeframe as Districts begin budget
211 preparations. The LIS contract was tabled until February 5, 2026

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212 *Ms. DeLuna noted that Discussion and Consideration of Business Items*
213 *had concluded and the agenda would deviate back to Tightline for input.*

214
215 *She restated that when quorum is lost, a Workshop format results, and the*
216 *BOS cannot make any motions or make any business decisions, but can*
217 *listen to information and updates. District Counsel is aligned with this action.*

218
219 **Staff Report A.1. Tightline Engineering River Oats Alley Replacement, cont.**

220 Josey Nixon inquired whether equipment could be staged on River Oats beginning
221 Friday, January 16.

222
223 Ms. Coram replied that this is not possible as residents were informed that the
224 alley would be closed beginning on Monday, January 19, 2025.

225
226 Tightline will block the alley which intersects River Oats to prevent access to the
227 construction area.

228
229 Ms. DeLuna informed Tightline that bears are very active within the community
230 and relayed a homeowner concern regarding bears negatively impacting newly poured
231 pervious surfaces. Crews will be made aware of this possibility and address.

232
233 Ms. Coram confirmed the Tightline schedule and asked if upcoming colder
234 temperatures will adversely affect the project. Tightline does not expect significant delay.

234
235 **Staff Report C. District Landscape Provider**

236 Mr. Weinrich noted that all services were completed in December as scheduled.

237
238 During the December property ride with District Chair, development of a three-year
239 plan to replace landscaping plants that have reached, or are nearing the end of, their life
240 span was discussed. This plan can then be used for budgeting purposes to make
241 improvements in different sections of the property where needed.

242
243 Green Earth is closely monitoring weather conditions. As freezing temperatures
244 approach, the crew is proactively testing and turning off the irrigation system, then
245 reactivating the system when warm weather returns to maintain system function.

246
247 Mr. Weinrich confirmed that grasses will be trimmed in late February.

248
249 Ms. Coram asked about the timeframe to continue shrub height reduction
250 throughout the community to increase visibility along sidewalks, driveways and at
251 intersections. This effort began in 2025, but shrubs could only be trimmed by 20-30% to
252 avoid damaging them. Additional trim is needed.

253
254 Mr. Weinrich confirmed that flex crews can address shrub height along with grass
255 trim beginning in late February.

256
257 Ms. DeLuna requested that the Green Earth office submit billing to the avid system
258 rather than to CDDinvoice as that mailbox is no longer monitored by Rizzetta Accounting.

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At this point, the BOS lost quorum and moved into a Workshop Format.

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District Counsel Parcels Update

Mr. Brown contacted Tract H owner to inquire about the status of their Development Order, but has not yet received a reply.

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The owners of Tract K-1, also known as Tract L, were sent a District welcome letter and have responded that they have contacted the representatives of the Trustees and bondholders regarding debt settlement. The owners filed a Quiet Title action on the property which did not name the District. They have gotten defaults against all the named defendants with a final judgement and are in a better position to negotiate with the bond debtholders.

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Tax deed sales may be imminent on the remaining Starkey-Hughes parcels (G, I) as taxes have not been paid for several years. The Quiet Title action has not yet been dismissed by the Court, but may be inevitable.

278
279

Two of the three Lily Lane parcels (291, 292) are also not paying their taxes.

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Ms. Coram asked if Beargrass Townhomes has submitted an approved plat as receipt would require recalculation of the EAU for those homes as well as adjustment of O&M assessments throughout the District. Ideally EAU recalculation should be done prior to budget prep, which begins soon.

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Mr. Brown has not received an approved plat, but anticipates that the District will need to have EAU recalculation done as part of the FY26-27 budget process for Tract E as well as for Tract H, depending on issuance of their Development Order. The District Manager and Counsel will be able to provide guidance on the process once plats are received.

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Ms. Coram noted that the residents are currently still accessing Tract H through the old Kolter construction gate, which is further restricted by Walton County signage, but will not be able to do so once construction begins.

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The BOS received one email yesterday from a family requesting that the CDD explore all possible options to maintain pedestrian and bicycle access from Prairie Pass through Tract H, whether through easements, alternative trail routing, or negotiated modifications to the development plan. Ms. Coram responded that, after months of negotiations, the property owner would only grant the CDD an easement for emergency egress/ingress. Daily use through the Tract H cul-de-sac greenspace to the State Forest Road is prohibited.

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Ms. Coram suggested that the District publicize this restriction to NatureWalk owners and also work with the HOA to formulate an emergency plan for the community.

Ms. DeLuna noted that the Tract H development order is expected to be issued in January, 2026.

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308 **District Manager Updates**

309 1. The next BOS meeting will be held on February 5, 2026 at the Walton Area
310 Chamber of Commerce.

312 2. District Encroachment Notice Update: Once the District Engineer completes the
313 encroachment surveys, Notices will be sent via certified mail to homeowners via their
314 addresses of record with the Walton County Property Appraiser. Homeowners will be
315 given 45 days to remove their encroachments.

317 3. District Records Storage Update: This topic will be revisited at the next BOS
318 meeting on February 5, 2026 for a vote. The cost to store a USB drive in the Walton Area
319 Chamber safe is \$30 monthly. Per District Counsel, physical boxes of records do not need
320 to be stored in Walton County; the files can be archived electronically and used for records
321 requests. District Engineers sometimes store USBs to avoid fees.

323 Mr. Grubbs asked if a Board member is allowed to keep it their safe. Ms. DeLuna
324 replied that the files must be stored in a public access place.

326 4. LIS contract: Tabled until February 5, 2026.

328 5. Pond #13 Update: There are animals present at Pond #13 that may impact or be
329 harmed by the stormwater project which need to be removed and relocated to a nearby
330 farm. Sitex will provide an update on February 5, 2026.

332 6. PBA Towing Report: Mr. Cope presented the December Towing report. He
333 requested clarification regarding the pull in parking spots adjacent to the Gathering Place.

335 It was explained that those spots are HOA property. PBA can only roam tow from
336 Sage Circle between the hours of 11PM to 6AM per the contract and posted signage.

338 Mr. Cope asked for clarification regarding commercial vehicles, including marked
339 golf carts, parked overnight on streets, alleys and parking pads.

341 It was explained that these vehicles are included in the current contract, but due
342 to the River Oats road closure and those residents' inability to access their garages during
343 the alley replacement project, towing of commercial golf carts should be suspended for
344 the duration of the project: January 19 to March 6, 2026. Street and landscape parking
345 will be enforced during this time, including vehicles exceeding 240 inches.

347 Ms. Coram stated that in her opinion, the main priority is keeping the streets and
348 alleys clear and open for emergency vehicles and trash collection. When trash cannot be
349 picked up, it leads to health issues. Keeping landscaping clear is third priority as there is
350 an irrigation system underneath the pine straw throughout NatureWalk, which is not easily
351 detailed on a tow map. Ms. Coram supports further defining of the landscaping towing
352 parameters, possibly one full tire, but a board vote is needed.

354 Mr. Grubbs referenced the Beachwalk golf cart in the Towing Report and asked
355 how PBA determines whether a golf cart belongs to a renter or a Beachwalk employee.

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356

357 Mr. Cope responded that the cart had been called in by a resident, but he spoke
358 with Supervisor Head prior to vehicle removal.

359

360 Ms. DeLuna asked Mr. Cope to contact the District for the next two weeks prior to
361 towing due to the River Oats road closure. She asked for feedback from Mr. Duffey and
362 Mr. Lee.

363

364 Mr. Lee stated via speakerphone that he could not hear some of the questions
365 being asked in the meeting room.

366

367 Audience member David Walker, 77 Beargrass, asked Ms. DeLuna if the Board is
368 revising the policy to read one full tire being on the landscaping.

369

370 Ms. DeLuna replied that discussion of policy change would need to be brought
371 back to the Board at the next meeting because there are only two Supervisors present.
372 Florida Statute requires three board members to be present in the room to make any
373 changes or motions. The Board is in an informational stance at that point and are unable
374 to change any guidelines. The Board is requesting change moving forward, but the actual
375 policy will not reflect that until the Board can legally vote on it.

376

377 Mr. Walker stated that there are resident comments against towing on Facebook.
378 He registered a complaint against vehicles being towed from the landscaping and stated
379 that PBA Towing should not be allowed to interpret the law or rule without it being very
380 strictly codified, as it benefits them.

381

382 Ms. DeLuna stated that the towing policy was drafted by District Counsel. If the
383 policy does need review, that review must be done when there are three Board members
384 physically present. Nothing can be changed during today's meeting.

385

386 Mr. Walker asked why the Board lost quorum.

387

388 Ms. DeLuna explained that four of the five Supervisors had committed to be
389 present in the room for today's meeting, with one stating in advance the need to leave
390 early. Unfortunately, one of the other three Supervisors did not attend in person as
391 confirmed and called into the meeting instead. The unexpected change in attendance led
392 to a loss of quorum after completion of the agenda business items.

393

394 Mr. Walker asked if a lawyer had written the towing policy as he objects to the
395 phrasing, "on the landscaping," which is unspecific. Ms. DeLuna confirmed that the policy
396 was written by a lawyer.

397

398 Mr. Grubbs noted that Public Hearings are held prior to rule making so that residents
399 can provide input. The meeting schedule and policy information is posted on the District
400 website in advance, but very few people attend to comment. The BOS has lost quorum only
401 twice in three years.

402

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403 Mr. Walker replied there should be a better forum than attending a meeting for
404 owners to comment on policies. He stated that this policy contains loose language that
405 incentivizes the towing company.
406

407 Ms. DeLuna explained the Public Hearing and noticing process. Residents are
408 encouraged to email the District Manager with input, comments and complaints if they are
409 unable to attend meetings.
410

411 Mr. Walker does not disagree with the need for towing, but objects to the policy
412 language regarding landscape parking.
413

414 Mr. Lee stated he cannot hear comments in the room via speakerphone, but disputes
415 the benefit of roam towing to keep streets and alleys clear. He stated that in case of
416 emergency, the fire department will move any vehicle obstructions from roadways.
417

418 Ms. DeLuna stated that the Board considers official input from residents when
419 making decisions. Facebook is not official input; the District Manager has no access. At this
420 point three complaints have been received regarding towing, but the Board cannot make
421 any policy changes today.
422

423 Mr. Lee objected to roam towing that requires residents and guests to check their
424 vehicle positioning when parking on paver spots.
425

426 Ms. DeLuna asked PBA for a ballpark number of vehicles towed since September.
427 Mr. Powell estimated forty (40), but will check his records to provide the correct number.
428

429 Ms. DeLuna reported that out of a possible forty (40) tows, three (3) complaints were
430 received by the District. She explained that in lieu of roam towing, the District would need to
431 provide private security at a cost of approximately \$80,000/year to drive the community to
432 request service from PBA Towing when required; to date, this would be a frivolous expense.
433

434 Ms. DeLuna stated that from the feedback heard today, it appears that roam towing
435 is not necessarily the issue, but rather specification on landscape parking is needed.
436

437 Ms. DeLuna noted that Supervisors have taken an oath and are duly sworn to protect
438 the infrastructure of the District. The District just completed an effort to restore the irrigation
439 system to full function.
440

441 Further input from residents is welcome before policy changes are considered by the
442 Board at the next meeting, but it must be submitted in an official form, such as by email if an
443 owner cannot attend in person.
444

445 Mr. Lee commented that he is providing feedback today.
446

447 Mr. Grubbs reminded Mr. Lee that, as a sworn-in board member, he's had every
448 opportunity throughout this process to help put the towing policy together, but he did not
449 attend any meetings and has only called in today via speakerphone to complain.
450

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451 Mr. Lee agreed and said he has an issue with the policy now; it's impacted his family.
452

453 Mr. Grubbs suggested Mr. Lee step down if he's unable to make meetings to help.
454 Mr. Lee replied that's no problem for him to resign if the Board wants.
455

456 Ms. DeLuna stated that resignation is a personal decision. Supervisors may resign
457 via email; instructions on the offboarding process and filing of Form 1 will be provided.
458

459 Audience member Mike Hartley, 124 Flatwoods Forest Loop, saw the photos
460 included in today's meeting agenda and inquired about the flyer created by Laureen London
461 and Lori Smith following their attendance at the December BOS meeting. He asked if it had
462 been distributed to residents. From an HOA standpoint, owner awareness is very important
463 and the photos in today's agenda tell the story of towing. He offered to help get the flyer out
464 to residents through the HOA.
465

466 Ms. Coram explained that the flyer was created by Ms. London and Ms. Smith
467 primarily for STR distribution and had not been formally approved by District Counsel or the
468 Board of Supervisors. She suggested that Mr. Hartley reach out to them for the information,
469 which basically states that all four tires must be on a parking pad, not on the street, not on
470 the landscaping, not in the pine straw. The HOA can then decide about publication.
471

472 Mr. Hartley recalled that NatureWalk has struggled with parking issues dating back
473 10 years. The HOA asked the CDD for help in solving this following Developer Turnover and
474 the two entities worked together to develop parking policies. Mr. Hartley stated that he is in
475 favor of having a parking policy that can be enforced, however it must be made clearer to
476 owners and guests, who may be more affected than residents.
477

478 Mr. Cope confirmed that towing has impacted owners and guests almost equally.
479

480 Ms. DeLuna stated that the Board must continue with the current towing policy until
481 changes can be made at a meeting to avoid selective enforcement.
482

District Chair Updates

483 Virgin Brothers will start WA# 23 fence and bulkhead repair on January 19, 2026.
484 Materials for Bridge 1-2-3 board replacement have been received, but the project will need
485 to be scheduled during March.
486

487 Streetlights on the entrance medians and sections of Flatwoods Forest Loop are
488 staying on throughout the day. The BOS may want to consider asking Gulf Coast Electric to
489 relocate the photo controller sensors next month.
490

491 The HOA has requested that the mailing information for their Association Manager
492 be removed from the District website as it is no longer correct.
493

494 Ms. DeLuna called an end to the workshop at 1:35 PM, CST.
495

496 Secretary/Assistant Secretary

497 Chairman/ Vice Chairman

Tab 2

NatureWalk Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.NATUREWALKCDD.ORG

**Operations and Maintenance Expenditures
December 2025
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$30,210.61**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

NatureWalk Community Development District**Paid Operation & Maintenance Expenditures**

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
CHELCO	20251229-1	32761812 ACH	Monthly Summary 11/25	\$ 1,906.05
Danell Head	20251211-1	DH120425	Board of Supervisor Meeting 12/04/25	\$ 200.00
Gannett Florida LocaliQ	300196	0007455684	Legal Advertising 11/25	\$ 158.35
Gulf Coast Electric	300200	91267	Streetlight/Decorative Light Maintenance 11/25	\$ 234.00
IPFS Corporation	300197	GAA-D81103	GAA-D81103 Payment 2 12/25	\$ 4,852.20
Jonette Anne Coram	300194	JC120425	Board of Supervisor Meeting 12/04/25	\$ 200.00
Kutak Rock, LLP	300199	3672008 14923-1	Legal Services 09/25 and 10/25	\$ 13,669.00
Michael W Grubbs	300195	MG120425	Board of Supervisor Meeting 12/04/25	\$ 200.00
Rizzetta & Company, Inc.	300193	INV0000105297	Accounting Services 12/25	\$ 5,573.51
Virgin Brothers LLC	300198	121625 Brothers	Bulk head Repairs 12/25	<u>\$ 3,217.50</u>
Report Total				<u>\$ 30,210.61</u>