



Rizzetta & Company

Panther Trails Community Development District

**Board of Supervisors' Meeting
December 13, 2018**

**Carriage Pointe Clubhouse
11796 Ekker Road
Gibson, FL 33534**

www.panthertrailscdd.org

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT AGENDA

DECEMBER 13, 2018 at 6:00 p.m.

To be held at the Carriage Pointe Clubhouse, 11796 Ekker Road, Gibsonton, FL 33534

District Board of Supervisors	Carrie Macsuga	Chairman
	Jennifer Murray	Vice Chairman
	Yudelkis Mitchell	Assistant Secretary
	Willie Lemons	Assistant Secretary
	Vacant	Assistant Secretary
District Manager	Greg Cox	Rizzetta & Company, Inc.
District Attorney	Scott Steady	Burr Forman, LLP
District Engineer	Greg Woodcock	Cardno TBE

All cellular phones and pagers must be turned off during the meeting.

The Audience Comment portion of the agenda is where individuals may make comments on 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 813-933-5571. 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.

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 12750 Citrus Park Lane, Suite 115, Tampa, FL 33625
www.panthertrailscdd.org

December 6, 2018

Board of Supervisors
Panther Trails Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Panther Trails Community Development District will be held on **Thursday, December 13, 2018 at 5:30 p.m.** at the Carriage Pointe Clubhouse, located at 11796 Ekker Road, Gibsonton, FL 33534. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. ADMINISTER OATH OF OFFICE TO NEWLY ELECTED SUPERVISORS**
- 3. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisors' Meeting held on October 11, 2018..... Tab 1
 - B.** Consideration of Operation & Maintenance Expenditures for September & October 2018..... Tab 2
- 5. BUSINESS ITEMS**
 - A.** Public Hearing on Facility Policies & Rates
 1. Consideration of Resolution 2019-06 Tab 3
 - B.** Consideration of Appointment of Vacant Seats
 - C.** Consideration of Resolution 2019-07; Designating Officers Tab 4
 - D.** Update on Bond Refunding
 - E.** Presentation of Special Assessment Allocation Report Tab 5
 - F.** Consideration of Resolution 2019-08; Adjusting Special Assessments Tab 6
- 6. STAFF REPORTS**
 - A.** Presentation of Monthly Maintenance Inspection Reports
 1. Pond Report Tab 7
 2. Field Inspection Report..... Tab 8
 - B.** District Counsel
 - C.** District Engineer
 - D.** Amenities Manager
 1. Clubhouse Report..... Tab 9
 - E.** District Manager
 1. Action Items List Tab 10
 2. Financial Status Update

7. SUPERVISOR REQUESTS
8. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Greg Cox

Greg Cox
District Manager

cc: Carrie Macsuga, Chairman
Scott Steady, District Counsel

Tab 1

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.

**PANTHER TRAILS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Panther Trails Community Development District was held on **Thursday, October 11, 2018 at 5:30 p.m.** at the Carriage Pointe Clubhouse, located at 11796 Ekker Road, Gibsonton, FL 33534.

Present and constituting a quorum:

Carrie Macsuga	Board Supervisor, Chairman
Jennifer Murray	Board Supervisors, Vice Chairman
Judy Mitchell	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Co., Inc.
Scott Steady	District Counsel, Burr Forman
Helena Teixeira	Amenities Manager
Sean Craft	Assistant Amenities Manager
John Toborg	Field Services Manager, Rizzetta & Co., Inc.
	(via. conf. call)
Brianne Parker	Financial Analyst, Rizzetta & Co., Inc.
	(via. conf. call)
Robbie Cox	Representative, MBS Capital Markets, LLC
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

No audience comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular
Meeting held on August 9, 2018**

Mr. Cox presented the August 9, 2018 Board of Supervisor meeting minutes.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved the August 9, 2018 minutes of the Board of Supervisors' regular meeting, as presented, for the Panther Trails Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operation &
Maintenance Expenditures for July &
August 2018**

Mr. Cox presented the Operation and Maintenance expenditures for July 2018 and August 2018 for Board ratification.

On a Motion by Ms. Murray, seconded by Ms. Macsuga, with all in favor, the Board of Supervisors ratified the payment of Operations & Maintenance Expenditures for July 2018 (\$52,888.33) and August 2018 (\$71,250.82) for the Panther Trails Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Metal Poop Stations

Sean Craft presented a proposal for metal pet waste stations and additional servicing of the stations.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved the proposal from Poop.Com in the amount of \$3,719.16, for the Panther Trails Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of EGIS Insurance
Proposal for Fiscal Year 2018-2019**

On a Motion by Ms. Murray, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors ratified the Chairman's approval of the EGIS insurance proposal for 2018-2019, for the Panther Trails Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of First Addendum to
District Management Contract**

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board approved the Rizzetta & Company, First Addendum to the District Management Contract, for the Panther Trails Community Development District.

EIGHTH ORDER OF BUSINESS

**Discussion of Series 2011 Bond
Refunding**

Mr. Steady provided brief history of the Series 2011 Bond and the plan for the refunding of the bond. Mr. Robbie Cox, with MBS Capital Markets, provided an explanation of the Bond refunding process.

Ms. Brianne Parker, with Rizzetta, presented a Preliminary Assessment Allocation Report for what will be the Series 2018A Bond.

The Board and staff discussed the need for public hearing for the refunding and determined that a public hearing will be set for November 19, 2018 at 6:00 p.m.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2019-01;
Refunding Series 2011 Bond**

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board unanimously adopted Resolution 2019-01; Refunding Series 2011 Bond, for the Panther Trails Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2019-02;
Setting Public Hearing**

On a Motion by Ms. Macsuga, seconded by Ms. Mitchell, with all in favor, the Board unanimously adopted Resolution 2019-02; Setting Public Hearing for November 19, 2018 at 6:00 p.m. at the Carriage Pointe Clubhouse, located at 11796 Ekker Road, Gibsonton, FL 33534, for the Panther Trails Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Field Services
Contract**

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board unanimously approved the revised Rizzetta & Company Field Services Contract, for the Panther Trails Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Report

A. Field Inspection Report

Mr. Toborg presented his Field Services inspection report to the Board.

Ms. Macsuga requested that staff have a meeting set up with the builders as soon as possible to discuss issues throughout Phase II.

The Board discussed the common area behind homes on Carriage Pointe Drive be allowed to grow in naturally because there was no longer access available to the landscape contractor to continue to mow.

Mr. Cox and Mr. Steady discussed with the Board the issue of violations for failure to remove invasive plants as required by the County's Natural Resources Permit for Phase II. Mr. Steady explained that the County is revisiting the violations to determine who actually should receive the violation.

The Board requested that proposals be obtained from Suncoast for the continuation of the Brazilian Pepper trees removal in Phase I.

B. Aquatic Report

The Board reviewed the Aquatic Systems pond maintenance report and following a discussion of the pond report, Ms. Murray requested that Aquatic Systems review pond #2 and how cattails are beginning to resurface on the littoral shelf.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board approved Aquatic Systems proposal for a pond assessment of pond #7, for the Panther Trails Community Development District.

On a Motion by Ms. Murray, seconded by Ms. Macsuga, with all in favor, the Board authorized the Chairman to approve a proposal for determining pond odors at pond #14 with a Not-to-Exceed amount of \$1,000. for the Panther Trails Community Development District.

C. District Counsel

No report

D. Clubhouse Manager

Ms. Teixeira presented the August and September reports to the Board and presented proposals for painting of the playground equipment and for pressure washing community sidewalks.

On a Motion by Ms. Macsuga, seconded by Ms. Mitchell, with all in favor, the Board approved Performance Painting proposal in the amount of \$2,695.00, for the Panther Trails Community Development District.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board approved Peter's Pressure Washing proposal in the amount of \$5,427.42, for the Panther Trails Community Development District.

E. District Manager

Mr. Cox reminded the Board that their next meeting was scheduled for November 8, 2018 at 5:30 p.m. The Board requested that District Management cancel this meeting. Mr. Cox noted a special meeting and public hearing will be held on November 19, 2018 at 6:00 p.m. Mr. Cox noted that the next regular meeting was scheduled for December 13, 2018 at 5:30 p.m. Mr. Cox reviewed the action item list with the Board. Mr. Cox provided a financial update to the Board.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Macsuga requested the meeting with the builders be set up.

Ms. Macsuga requested information on the potential rule changes regarding alcohol in the Clubhouse and rate changes be presented and the entrance marques be put back up as a priority.

Ms. Murray requested that staff reenergize the project of having a bench and trash can be added to the playground area.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Mr. Cox requested a motion to adjourn the meeting unless there was any further business to come before the Board.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors adjourned the meeting at 7:15 p.m. for the Panther Trails Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

Operation and Maintenance Expenditures September 2018 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2018 through September 30, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: **\$108,252.17**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2018 Through September 30, 2018

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ABM Building Services, LLC	001895	12906737	A/C Maintenance Services 09/18	\$ 635.00
Altra Medical	001896	19201	Medical Supplies	\$ 1,329.40
Aquatic Systems, Inc.	001897	0000420833	Monthly Lake and Wetland Svcs - 09/18	\$ 1,373.00
Blake Wanecski dba Poop 911	001865	2303130	Emptied Nine Stations	\$ 213.52
Blue Crew Services, Inc.	001898	9060	Monthly Janitorial Services 09/18	\$ 750.00
BOCC	001863	6919533420 08/18	11796 Ekker Rd and Lift Station 08/18	\$ 158.45
Bright House Networks	001899	040845301082018	Clubhouse Phone/Internet/Cable 09/18	\$ 329.65
Bright House Networks	001899	040845301091918	Clubhouse Phone/Internet/Cable 10/18	\$ 329.65
Burr & Forman LLP	001874	1029372	Legal Services 05/18	\$ 382.50
Burr & Forman LLP	001861	1039183	Legal Services 07/18	\$ 1,256.40
Burr & Forman LLP	001900	1043345	Legal Services 08/18	\$ 570.00
Cardno, Inc.	001862	240108	Professional Services through 09/01/17	\$ 1,842.61
Cardno, Inc.	001862	240109	Professional Services through 09/01/17	\$ 4,599.10
Cardno, Inc.	001862	507459	Professional Services through 06/22/18	\$ 2,270.40
Cardno, Inc.	001901	510067	Professional Services through 09/14/18	\$ 2,221.22
Clean Sweep Supply Co., Inc.	001888	00201516	Janitorial Supplies	\$ 67.90
DAD Services	001875	1978	Repairs 08/18	\$ 225.00
DCSI, Inc.	001902	24482	Access/Gate - Service Call	\$ 105.00
Egis Insurance Advisors LLC	001894	7656	General/POL Liability Insurance FY18/19	\$ 13,837.00
Fitness Logic, Inc.	001877	091118-DEP	Elliptical Parts Order-50% Deposit	\$ 376.25
Florida Department of Revenue	001878	Sales Tax 08/18	Sales & Use Tax 08/18	\$ 27.46
Frank Anthony Tagliarini	001886	Tagliarini 082818	Off Duty Deputy	\$ 120.00
Golf Car Depot	001879	42234	New Tire for Golf Cart 09/18	\$ 81.00
Hillsborough Co Sheriff's Office	001880	33381	Admin Fees & Mileage Acct#248558 08/18	\$ 187.13
Hillsborough County Board of County Commissioners	001881	781471	False Alarm Violation 8/24/18	\$ 75.00
PNC Equipment Finance	001864	167911	Equipment Lease - Golf Cart 09/18	\$ 199.00

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2018 Through September 30, 2018

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
PNC Equipment Finance	001903	200165	Equipment Lease - Golf Cart 10/18	\$ 199.00
Republic Services of Florida, LP	001867	0696-000749186	Disposal Service 09/18	\$ 225.13
Ricky DeBoliac	001889	Deboliac 082518	Off Duty Deputy	\$ 60.00
Rizzetta & Company, Inc	001866	INV0000034750	District Management Fees 09/18	\$ 4,741.67
Rizzetta Amenity Services, Inc.	001883	INV00000000005334	Amenity Management and Bi-Weekly Payroll 09/18	\$ 5,146.21
Rizzetta Amenity Services, Inc.	001890	INV00000000005363	Amenity -Cell & Auto 08/18	\$ 73.46
Rizzetta Amenity Services, Inc.	001904	INV00000000005390	Amenity Management and Bi-Weekly Payroll 09/18	\$ 4,254.51
Rizzetta Technology Services, LLC	001868	INV0000003689	Website Hosting Services 09/18	\$ 100.00
Robert James Krocksieben	001882	Krockeieben 082718	Off Duty Deputy	\$ 120.00
Site Masters of Florida, LLC	001872	082318-1	Remediated Settled Brick Pavers-Pool Area	\$ 2,850.00
Stahl & Associates, Inc.	001891	091218Stahl	Utility Bond FY 18/19	\$ 250.00
Stephen Andrews	001873	151	Monthly Pool Maintenance 08/18 & 09/18	\$ 2,200.00
Sunrise Landcare	001884	102356	Fertilizer/Pest Control 10/17	\$ 750.00
Sunrise Landcare	001884	102472	Ekker & Symmes Grounds Maintenance 12/17	\$ 3,699.00
Sunrise Landcare	001884	102473	Ekker & Symmes Grounds Maintenance 12/17	\$ 2,072.66
Sunrise Landcare	001905	103775	Ekker & Symmes Grounds Maintenance 09/18	\$ 3,699.00
Sunrise Landcare	001905	103776	PT PH2 Grounds Maintenance and Irrigation 09/18	\$ 2,072.66
Sunrise Landcare	001884	103848	Trim Treeline on West Side of Ekker 08/18	\$ 4,000.00
Sunrise Landcare	001884	103852	Removal & Replacement of Grass & Plants 08/18	\$ 126.00
Sunrise Landcare	001884	103858	Removal & Replacement of Palms 08/18	\$ 2,550.00
Sunrise Landcare	001892	103862	Installed Pine Bark Mulch 08/18	\$ 13,860.00
Sunrise Landcare	001884	60719	Irrigation Maintenance 11/17	\$ 215.00
Sunrise Landcare	001869	62726	Irrigation Maintenance 08/18	\$ 164.10
Sunrise Landcare	001884	S-1395	Removal & Replacement Palms & Plants 02/18	\$ 5,298.00
Tampa Electric Company	001893	Summary Bill 08/18	Summary Bill 08/18	\$ 11,083.10
Terminix Processing Center	001906	375650559	Pest Control 05/18	\$ 46.00

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2018 Through September 30, 2018

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Terminix Processing Center	001870	378316604	Pest Control 08/16	\$ 46.00
Terminix Processing Center	001906	379109362	Pest Control 09/18	\$ 46.00
Vilo Fence, LLC	001871	062518 Vilo	Fence Repair-Balance Due	\$ 444.00
Vilo Fence, LLC	001871	2676	Fence Installation	\$ 500.00
Welch Tennis Courts, Inc.	001887	2645	Tennis Court Resurfacing-Bal Due	\$ 3,035.24
Welch Tennis Courts, Inc.	001887	48759	Canopy & Bench	<u>\$ 763.79</u>
Report Total				<u>\$ 108,252.17</u>

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PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

Operation and Maintenance Expenditures October 2018 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2018 through October 31, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: **\$55,724.45**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2018 Through October 31, 2018

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ABM Building Services, LLC	001930	13024651	Monthly A/C Maintenance 10/18	\$ 635.00
Affordable Backflow Testing	001917	100318ABT	Backflow Test 10/18	\$ 35.00
Altra Medical	001907	19224	AED Cabinet and Alarm	\$ 227.40
Aquatic Systems, Inc.	001932	0000423887	Monthly Lake and Wetland Svcs - 10/18	\$ 1,373.00
Blake Wanecski dba Poop 911	001912	2341985	Emptied Nine Stations	\$ 213.52
Blue Crew Services, Inc.	001933	9221	Monthly Janitorial Services 10/18	\$ 490.00
BOCC	001925	6919533420 09/18	11796 Ekker Rd and Lift Station 09/18	\$ 362.57
Burr & Forman LLP	001922	1046274	Legal Services 09/18	\$ 900.00
Carrie Jo Macsuga	001938	CM101118	Board of Supervisors Meeting 10/11/18	\$ 200.00
Clean Sweep Supply Co., Inc.	001918	00201708	Janitorial Supplies 09/18	\$ 106.75
DAD Services	001908	1983	Repairs 09/18	\$ 545.78
Danielle Fence Mfg Co., Inc	001934	0062592	56 ' Fence Installation- Balance Due	\$ 2,200.00
DCSI, Inc.	001909	24506	Securekey Access Cards and Tags	\$ 1,158.00
DCSI, Inc.	001935	24602	Access Gate Service 10/10/18	\$ 105.00
DCSI, Inc.	001935	24634	Service Call 10/18	\$ 105.00
Department of Economic Opportunity	001936	72428	Special District Fee FY 18/19	\$ 175.00
Fitness Logic, Inc.	001937	84712	Service Call 10/10/18	\$ 376.25
Florida Department of Revenue	001923	Sales Tax 09/18	Sales & Use Tax 09/18	\$ 26.16
Funez Drywall and Painting LLC	001910	092518-Deposit	Clubhouse Interior Painting - Deposit	\$ 2,025.00
Funez Drywall and Painting LLC	001924	10/10/18 Balance Due	Clubhouse Interior Painting - Balance Due	\$ 4,825.00
Jennifer L. Murray	001940	JM101118	Board of Supervisors Meeting 10/11/18	\$ 200.00
NVirotec Pest Control Services, Inc.	001919	156358	Acct# 6967 Pest Control 08/18	\$ 72.00
NVirotec Pest Control Services, Inc.	001911	158564	Acct# 6967 Pest Control 09/18	\$ 72.00
Office Dynamics	001926	00025638	Books Copied and Bound	\$ 43.30
Performance Painting Contractors, Inc	001941	7592	Playground Project-Down Payment	\$ 898.00
Republic Services of Florida, LP	001913	0696-000754743	Disposal Service 10/18	\$ 225.37
Rizzetta & Company, Inc	001920	INV0000035356	Assessment Roll Preparation FY 18/19	\$ 5,000.00

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2018 Through October 31, 2018

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc	001920	INV0000035478	District Management Fees 10/18	\$ 4,841.67
Rizzetta Amenity Services, Inc.	001921	INV00000000005420	Amenity Management and Bi-Weekly Payroll 10/18	\$ 5,071.01
Rizzetta Amenity Services, Inc.	001927	INV00000000005448	Amenity -Cell & Auto 09/18	\$ 79.58
Rizzetta Amenity Services, Inc.	001942	INV00000000005473	Amenity Management & Bi-Weekly Payroll 10/18	\$ 3,990.58
Rizzetta Technology Services, LLC	001914	INV0000003776	Website Hosting Services 10/18	\$ 100.00
Stephen Andrews	001931	172	Monthly Pool Maintenance 10/18	\$ 1,100.00
Sunrise Landcare	001943	104017	Ekker & Symmes Grounds Maintenance 10/18	\$ 3,699.00
Sunrise Landcare	001943	104018	PT PH2 Grounds Maintenance and Irrigation 10/18	\$ 2,072.66
Tampa Electric Company	001915	211005225845 08/18	211005225845 Symmes Rd 08/18	\$ 84.08
Tampa Electric Company	001928	Summary Bill 09/18	Summary Bill 09/18	\$ 11,030.77
Terminix Processing Center	001944	379949489	Pest Control 10/18	\$ 46.00
Times Publishing Company	001916	686239 09/21/18	Legal Advertising 09/18	\$ 214.00
Vilo Fence, LLC	001929	2893	Fence Installation	\$ 600.00
Yudelkis Mitchell	001939	YM101118	Board of Supervisors Meeting 10/11/18	\$ 200.00
Report Total				<u>\$ 55,724.45</u>

Tab 3

RESOLUTION 2019-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE DISTRICT'S USER RATES FOR THE USE OF THE DISTRICT'S RECREATION FACILITIES.

WHEREAS, the Panther Trails Community Development District (hereinafter the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida; and

WHEREAS, chapter 190, Florida Statutes, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, the District maintains certain recreation facilities; and

WHEREAS, pursuant to section 190.035, Florida Statutes, the District is authorized to prescribe, fix, establish and collect rates, fees, rentals or other charges, for the facilities and services furnished by the District; and

WHEREAS, pursuant to section 190.011(5), Florida Statutes, the District is authorized to adopt rules and orders pursuant to the provisions of Chapter 120, Florida Statutes, prescribing the conduct of the business of the District; and

WHEREAS, the District has complied with the provisions of chapters 120 and 190 of the Florida Statutes and conducted a public hearing to address a proposed rule establishing rates for the use of the District's amenity facilities;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT:

1. The rates set forth in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; (ii) the average number of persons residing or working in or otherwise occupying the premises served; (iii) rates at other comparable facilities; (iv) other factors affecting the use of the facilities furnished; and, (v) the testimony and other relevant information provided at the public hearing.
2. The rules setting the rates for the use of the District's recreation facilities, as set forth in **Exhibit A**, are imposed for the purposes of, among other things, providing revenues to maintain the operation and maintenance of the facility, and are hereby ratified, approved and confirmed.

PASSED AND ADOPTED THIS 13th DAY OF DECEMBER, 2018.

Attest:

**PANTHER TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chairman

Tab 4

RESOLUTION 2019-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Panther Trails Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Gregory B. Cox is appointed Assistant Secretary.

Angel Montagna is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13th DAY OF December, 2018.

**PANTHER TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 5



Rizzetta & Company

Panther Trails Community Development District

SUPPLEMENTAL
SPECIAL ASSESSMENT ALLOCATION REPORT

Senior Special Assessment Refunding Bonds, Series 2018A-1
and
Subordinate Special Assessment Refunding Bonds, Series 2018A-2

12750 Citrus Park Lane
Suite 115
Tampa, FL 33625
www.rizzetta.com

December 5, 2018

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	2
II. DEFINED TERMS.....	2
III. DISTRICT INFORMATION.....	3
IV. SERIES 2011 PROJECT.....	3
V. SERIES 2018 BONDS AND ASSESSMENTS.....	3
VI. SERIES 2018 ASSESSMENT ALLOCATION.....	4
VII. PREPAYMENT OF SERIES 2018 ASSESSMENTS.....	5
VIII. ADDITIONAL STIPULATIONS.....	5
EXB "A" ALLOCATION METHODOLOGY.....	6

INDEX OF TABLES

<u>Table</u>	<u>Description</u>	<u>Page</u>
1	CURRENT PRODUCT MIX.....	A-1
2	FINANCING INFORMATION – SERIES 2018A-1 BONDS.....	A-2
3	FINANCING INFORMATION – SERIES 2018A-2 BONDS.....	A-2
4	FINANCING INFORMATION – SERIES 2018 BONDS.....	A-3
5	FINANCING INFORMATION – SERIES 2018 ASSESSMENTS.....	A-3
6	CURRENT ASSESSMENTS AND REMAINING PRINCIPAL.....	A-4
7	ASSESSMENT ALLOCATION – SERIES 2018 ASSESSMENTS.....	A-4
	SERIES 2018 ASSESSMENT ROLL.....	A-5



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I. INTRODUCTION

This Supplemental Special Assessment Allocation Report (herein the “Supplemental Report”) is being presented in anticipation of the defeasance and refunding of the Special Assessment Revenue Bonds, Series 2011 by the Panther Trails Community Development District (“District”), a local unit of special purpose government established in accordance with Chapter 190, Florida Statutes. The District proposes to issue its Senior Special Assessment Refunding Bonds, Series 2018A-1 and Subordinate Special Assessment Refunding Bonds, Series 2018A-2 (collectively, the “Series 2018 Bonds”), and has retained Rizzetta & Company, Inc. to prepare a methodology for allocating the special assessments expected to be levied by the District in connection with the transaction.

II. DEFINED TERMS

“District” – Panther Trails Community Development District.

“Equivalent Assessment Unit” – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particulate land use, relative to other land uses.

“Indenture” – The District’s Master Trust Indenture dated as of December 1, 2005 and the District’s Fifth Supplemental Trust Indenture dated December 1, 2018.

“Phase I” – The first phase of the District which includes 381 residential units.

“Phase II” – The second phase of the District which includes 431 residential units.

“Platted Units” – Lands configured to their intended end-use and subject to a recorded plat.

“Previous Reports” – Together, the Series 2011 Special Assessment Allocation Report, dated February 15, 2011 as revised February 24, 2011 (**“Series 2011 Assessment Report”**), which specified the allocation methodology to be used for the District’s Series 2011 Assessments, and the Final Special Assessment Allocation Report dated November 13, 2013 (**“Recreational Facility Assessment Report”**), which specified the allocation methodology to be used for the District’s Recreational Facility Assessments.

“Recreational Facility” – The District’s centrally located clubhouse/amenity center, which was acquired in 2011.

“Recreational Facility Assessments” – (**“RF Assessments”**) Special assessments, as contemplated by Chapter 190 and Chapter 170, Florida Statutes, levied on Phase II in connection with the District’s cost to acquire the District’s Recreational Facility.



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“Series 2011 Assessments” – Special assessments, as contemplated by Chapter 190 and Chapter 170, Florida Statutes, levied on Phase I of the District to secure repayment of the District’s Series 2011 Bonds.

“Series 2011 Bonds” – Collectively, the \$2,595,000 Panther Trails Community Development Special Assessment Revenue Bonds, Series 2011 and the \$60,000 Panther Trails Community Development District Taxable Special Assessment Revenue Bonds, Series 2011 (the **“Taxable Bonds”**). The Taxable Bonds are no longer outstanding.

“Series 2011 Project” – The acquisition of the District’s Recreational Facility.

“Series 2018 Assessments” – Special assessments that will secure repayment of the District’s Series 2018 Bonds.

“Series 2018 Bonds” – Together, the \$1,770,000 Senior Special Assessment Refunding Bonds, Series 2018A-1 (the **“Series 2018A-1 Bonds”**) and the \$635,000 Subordinate Special Assessment Refunding Bonds, Series 2018A-2 (the **“Series 2018A-2 Bonds”**).

III. DISTRICT INFORMATION

The District is located in Hillsborough County and contains approximately 379 acres on which 812 total residential units have been developed. Of those residential units, the 381 units within Phase I are currently subject to Series 2011 Assessments, while the 431 units in Phase II are currently subject to the Recreational Facility Assessments.

The District previously issued its Series 2011 Bonds in order to fund the Series 2011 Project, which was comprised of the acquisition of the District’s Recreational Facility and the costs associated with that transaction. At the time, the Phase I units were the only units expected to directly benefit from this acquisition, so Series 2011 Assessments were levied on the Phase I units only. However, in 2013 it was determined that the Phase II units also received benefit from the Recreational Facility, and thus Recreational Facility Assessments were levied over all the units in Phase II for their proportionate share of the acquisition and financing costs for the Recreational Facility.

See Table 1 for a detail of the number of units currently encumbered with Series 2011 Assessments and RF Assessments.

IV. SERIES 2011 PROJECT

There are no changes to the Series 2011 Project associated with this refunding.

V. SERIES 2018 BONDS AND ASSESSMENTS

The Series 2011 Bonds are currently outstanding in the principal amount of \$2,410,000. In order to take advantage of market conditions, the District intends to defease and refund the Series 2011 Bonds with a portion of the proceeds of the new Series 2018 Bonds and other



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legally available money, repayment of the Series 2018 Bonds will be secured by the levy of Series 2018 Assessments on the land currently encumbered by the Series 2011 Assessments and Recreational Facility Assessments.

The Series 2018 Bonds will be issued as two series to achieve the most favorable terms. The Series 2018A-2 Bonds will have a subordinate and inferior lien to the Series 2018A-1 Bonds, as described in the Indenture. The Series 2018A-1 Bonds (senior lien) will be issued in the par amount of \$1,770,000, with a maximum annual debt service ("MADS") of \$124,768.76. The Series 2018A-2 Bonds (subordinate lien) will be issued in the par amount of \$635,000 with a MADS of \$52,000. The bond proceeds will be combined with other available funds on-hand to make the required escrow deposits associated with the defeasance of the Series 2011 Bonds, with the remainder being used to fund debt service reserve accounts and associated issuance costs. The sources and uses of the funds associated with the Series 2018A-1 Bonds can be found in Table 2, while the sources and uses of the funds associated with the Series 2018A-2 Bonds can be found in Table 3.

Although the Series 2018 Bonds will be issued as two series of special assessment bonds, they will be secured by a single Series 2018 Assessment lien, which will be sized in the aggregate based on the combined debt service requirements for each bond series, with the combined assessment to be levied on lots to be encumbered pursuant to the methodology below. Because these assessments normally are collected via the Hillsborough County tax bill process, the assessments will be augmented to allow for county collection costs and early payment discounts as prescribed by state law, which have been estimated for purposes of this report. See Table 4 for detailed financing data on the Series 2018 Assessments.

VI. SERIES 2018 ASSESSMENT ALLOCATION

The District will secure repayment of the Series 2018 Bonds with the Series 2018 Assessments, as contemplated under Florida Statutes Chapters 170 and 190, on those parcels currently encumbered by Series 2011 Assessments and RF Assessments. Unlike property taxes, which are *ad valorem* in nature, a community development district may levy special assessments under Florida Statute only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the district. These special benefits are specific to lands within the district and differ in nature to those general or incidental benefits that landowners outside the district or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit enjoyed by that parcel. The District typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

Pursuant to District Resolution 2011-05, the District's Board of Supervisors determined in relevant part that 1) the Series 2011 Project conferred special benefit upon the parcels to be encumbered with Series 2011 Assessments and 2) that the proposed allocation of Series 2011 Assessments, as specified in the Series 2011 Assessment Report, was fair and reasonable. Pursuant to District Resolution 2014-03, the District's Board of



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Supervisors determined in relevant part that 1) the Recreational Facility conferred special benefit upon the parcels to be encumbered with Recreational Facility Assessments and 2) that the proposed allocation of the Recreational Facility Assessments, as specified in the Recreational Facility Assessment Report, was fair and reasonable. As such, the District's previous determination of special benefit is still valid.

The Series 2018 Assessments will be allocated among the parcels currently subject to the Series 2011 Assessments and RF Assessments using the same methodology found in the Previous Reports. The configuration of the parcels and the benefit conferred by the Series 2011 Project remains consistent. Accordingly, the Series 2018 Assessments for the refunding allocation are fair and reasonable, and the resulting per unit assessments fall within acceptable benefit levels. See Table 6 for the Series 2018 Assessments for each land use, along with Table 5 for a comparison of the current Series 2011 and Recreational Facility annual installments to illustrate the relative reduction in annual payments enjoyed by each of the land uses.

The Series 2018 Assessment Roll can be found on page A-6.

VII. PREPAYMENT OF SERIES 2018 ASSESSMENTS

The Series 2018 Assessments encumbering a parcel may be prepaid in full at anytime, without penalty, together with interest at the rate on the Series 2018 Bonds to the Interest Payment Date (as defined in the Indenture) that is more than forty-five (45) days of the next succeeding date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

VIII. ADDITIONAL STIPULATIONS

All provisions in the Previous Reports remain in full force and effect. To the extent any provisions of the Previous Reports conflict with this Supplemental Report, the provisions of this Supplemental Report shall prevail. Certain financing and development data was provided by members of District staff and professionals retained in connection with the financing. The allocation methodology described herein was based on information regarding the underlying bond transaction provided by those professionals. Rizzetta & Company makes no representation regarding said transaction beyond restatement of the factual information necessary for compilation of this report, except for information incidental to the transaction which was provided by Rizzetta & Company. For additional information about the Series 2018 Bonds structure and related items, please refer to the Indenture.

Rizzetta & Company, Inc., does not represent the Panther Trails Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Panther Trails Community Development District with financial advisory services or offer investment advice in any form.



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EXHIBIT A:

ALLOCATION METHODOLOGY



Rizzetta & Company

**PANTHER TRAILS
COMMUNITY DEVELOPMENT DISTRICT
SENIOR SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2018A-1
SUBORDINATE SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2018A-2**

TABLE 1: CURRENT PRODUCT MIX			
PRODUCT	PHASE I	PHASE II	TOTAL UNITS
Single Family 40'	220	65	285
Single Family 50'	161	366	527
TOTAL:	381	431	812

**PANTHER TRAILS
COMMUNITY DEVELOPMENT DISTRICT
SENIOR SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2018A-1
SUBORDINATE SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2018A-2**

TABLE 2: FINANCING INFORMATION - SERIES 2018A-1 BONDS	
Issue Date	December 21, 2018
Final Maturity	May 1, 2041
Average Coupon Rate	4.135%
Maximum Annual Debt Service ("MADS")	\$124,768.76
SOURCES:	
PAR AMOUNT	\$1,770,000.00
Net Original Issue Discount	(\$34,208.75)
	<u>\$1,735,791.25</u>
Revenue Account	\$188,397.57
Reserve Fund	\$80,501.26
Total Net Proceeds	<u>\$2,004,690.08</u>
USES:	
Cash Deposit	(\$1,798,325.25)
Debt Service Reserve Fund	(\$62,384.38) (1)
Costs of Issuance	(\$106,347.19)
Underwriter's Discount	(\$36,798.34)
Additional Proceeds	<u>(\$834.92)</u>
Total Uses	<u>(\$2,004,690.08)</u>
(1) 50% of MADS	
Source: District Underwriter.	

TABLE 3: FINANCING INFORMATION - SERIES 2018A-2 BONDS	
Issue Date	December 21, 2018
Final Maturity	May 1, 2041
Average Coupon Rate	5.500%
Maximum Annual Debt Service ("MADS")	\$52,000.00
SOURCES:	
PAR AMOUNT	\$635,000.00
	<u>\$635,000.00</u>
Revenue Account	\$67,848.37
Reserve Fund	\$28,991.24
Total Net Proceeds	<u>\$731,839.61</u>
USES:	
Cash Deposit	(\$650,240.88)
Debt Service Reserve Fund	(\$26,000.00) (1)
Costs of Issuance	(\$38,152.81)
Underwriter's Discount	(\$13,201.66)
Additional Proceeds	<u>(\$4,244.26)</u>
Total Uses	<u>(\$731,839.61)</u>
(1) 50% of MADS	
Source: District Underwriter.	

**PANTHER TRAILS
COMMUNITY DEVELOPMENT DISTRICT
SENIOR SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2018A-1
SUBORDINATE SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2018A-2**

TABLE 4: FINANCING INFORMATION - SERIES 2018 ASSESSMENTS

First Installment		FY 2019/2020 (1)
Final Installment		FY 2040/2041 (1)
Average Interest Rate		4.51%
Aggregate Maximum Annual Debt Service ("MADS")		\$176,293.76
Aggregate Initial Principal Amount		\$2,405,000.00
Aggregate Annual Installment		\$176,293.76 (2)
Estimated County Collection Costs	2%	\$3,597.83 (3)
Maximum Early Payment Discounts	4%	\$7,495.48 (3)
Total Annual Installment		<u>\$187,387.07</u>

(1) Ultimate collection schedule at the District's discretion.

(2) Based on aggregate MADS for the Series 2018 Bonds.

(3) May vary as provided by law.

**PANTHER TRAILS
COMMUNITY DEVELOPMENT DISTRICT
SENIOR SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2018A-1
SUBORDINATE SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2018A-2**

TABLE 5: CURRENT SERIES 2011 AND REC FACILITY ASSESSMENTS AND REMAINING PRINCIPAL

PRODUCT	UNITS	SERIES 2011 REMAIN. PRINCIPAL (1)	REC. FACILITY REMAIN. PRINCIPAL (1)	PER UNIT SERIES 2011 ANNUAL INSTLMT. (2)	PER UNIT REC. FACILITY ANNUAL INSTLMT. (2)	PER UNIT ANNUAL ASSESSMENT CREDIT (3)	TOTAL PER UNIT ANNUAL INSTLMT. (2)
Phase I							
Single Family 40'	220	\$6,325.46	-	\$611.45	-	(\$324.55)	\$286.90
Single Family 50'	161	\$6,325.46	-	\$611.45	-	(\$324.55)	\$286.90
Phase II							
Single Family 40'	65	-	\$2,953.61	-	\$286.90	-	\$286.90
Single Family 50'	366	-	\$2,953.61	-	\$286.90	-	\$286.90
TOTAL	812						

(1) After the November 1, 2018 payment.

(2) Includes estimated Hillsborough County collection costs/payment discounts, which may fluctuate.

(3) Annual credit based on the Phase II collections from the prior fiscal year.

TABLE 6: ASSESSMENT ALLOCATION - SERIES 2018 ASSESSMENTS (1)

PRODUCT	EAU	UNITS	PRODUCT TOTAL PRINCIPAL (2)(3)	PER UNIT TOTAL PRINCIPAL (3)	PRODUCT ANNUAL INSTLMT. (2)(3)(4)	PER UNIT ANNUAL INSTLMT. (2)(4)	PER UNIT ANNUAL SAVINGS
Phase I							
Single Family 40'	1.00	220	\$651,600.99	\$2,961.82	\$50,769.90	\$230.77	19.56%
Single Family 50'	1.00	161	\$476,853.45	\$2,961.82	\$37,154.33	\$230.77	19.56%
Phase II							
Single Family 40'	1.00	65	\$192,518.47	\$2,961.82	\$15,000.20	\$230.77	19.56%
Single Family 50'	1.00	366	\$1,084,027.09	\$2,961.82	\$84,462.65	\$230.77	19.56%
TOTAL		812	\$2,405,000.00		\$187,387.07		

(1) Allocation of Series 2018 Assessments based on existing EAU methodology.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Assumes payment of final annual installment.

(4) Includes estimated Hillsborough County collection costs/payment discounts, which may fluctuate.

Tab 6

RESOLUTION 2019-08

A RESOLUTION ADJUSTING THE SPECIAL ASSESSMENTS LEVIED PURSUANT TO RESOLUTION 2019-05 WHICH SECURE THE PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2018A AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Panther Trails Community Development District ("District") previously adopted Resolution 2019-05, equalizing, approving, confirming and levying special assessments on all property within the District, which resolution is still in full force and effect;

WHEREAS, Section 5 of Resolution 2019-05 provides that " In the event the issuance of bonds, including refunding bonds, by the District would result in a decrease of the Special Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the Final Assessment Roll as shown in the Improvement Lien Book to reflect such a decrease."; and

WHEREAS, Special Assessment Refunding Bonds Series 2018A referred to in Resolution 2019-05 were issued in calendar year 2018 and are titled the \$ _____ Senior Special Assessment Refunding Bonds, Series 2018A-1 and the _____ Subordinate Special Assessment Refunding Bonds, Series 2018A-2 (the "2018 Bonds").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

Section 1. Authority for this resolution. This Resolution is adopted pursuant to Chapters 170 and 190, Florida Statutes.

Section 2. Amended Resolution 2019-05 Assessments. The Special Assessments levied pursuant to Resolution 2019-05 and the Final Assessment Plat/Roll attached as Exhibit B to Resolution 2019-05 are hereby amended and reduced solely to the extent reflected in the Final Assessment Roll included in Exhibit A to the attached Final Supplemental Special Assessment Allocation Report dated _____, 2018 ("Report") (Exhibit 1 hereto), which Report and Exhibit A thereto are fully incorporated herein. The amended Special Assessments reflect the terms of the 2018A Bonds. Immediately following the adoption of this Resolution, the revised Special Assessments as reflected in Exhibit A to the attached Final Supplemental Special Assessments Allocation Report shall be recorded by the Secretary of the Board of the District in a special book known as the "Improvement Lien Book."

Section 3. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 4. Conflicts. This Resolution is intended to supplement Resolution 2019-05, which remains in full force and effect. This Resolution and Resolution 2019-05 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

Section 5. Effective date. This Resolution shall become effective upon its adoption.

Approved and adopted this ____ day of _____, 2018.

Attest:

**Panther Trails Community Development
District**

Name: _____
Secretary/Assistant Secretary

By: _____

Chair of the Board of Supervisors

Tab 7

Aquatic Systems, Inc.
LAKE & WETLAND MANAGEMENT SERVICES



Panther Trails CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 11/6/2018

Prepared for:

Mr. Greg Cox, District Manager

Rizzetta & Company

12750 Citrus Park Lane, Suite #115

Tampa, Florida 33625

Prepared by:

Logan Bell, Account Representative/Biologist

Aquatic Systems, Inc. – Sun City Field Office

Corporate Headquarters

2100 N.W. 33rd Street, Pompano Beach, FL 33069

1-800-432-4302

Site: 2



Comments: Normal growth observed

Pond #2 looked good during inspection with healthy new development of native Gulf Spikerush and Duck Potato. Shoreline weeds treated during our recent visit on 10/29/18.

Site: 3



Comments: Normal growth observed

Pond #3 was identified with minor new algal development, which was treated on 10/16/18. Treatment to be performed targeting new algal growth during our upcoming maintenance visit.

Site: 4



Comments: Requires attention

Pond #4 was identified with moderate surface algal development due to the decomposition of the submersed Slender Spikerush. A positive reduction of Slender Spikerush was noted, but re-treatment is required due to the remaining Slender Spikerush.

Site: 5



Comments: Site looks good

Pond #5 looked good during inspection.

Site: 7



Comments: Site looks good

Pond #7 looked to be in good condition during inspection. Native vegetation continues to thrive and will be promoted.

Site: 8



Comments: Site looks good

Pond #8 looked good during inspection.

Site: 9



Comments: Normal growth observed

Pond #9 looked good. Water levels will continue to drop due to the lack of rain.

Site: 10



Comments: Normal growth observed

Overall, Pond #10 looked good. Minor development of submersed Chara along the shoreline, which will be targeted during our upcoming maintenance visit. Native vegetation remains healthy and vibrant.

Site: 12



Comments: Normal growth observed

Pond #12 was identified with minor shoreline weeds, which were treated during our recent visit on 10/29/18. Native beneficial plants continue to show considerable development, which will be promoted during treatments.

Site: 16



Comments: Normal growth observed

Pond #16 water levels will continue to drop following periods of little rain. Minor native vegetation remains healthy.

Management Summary

Overall, the ponds within the Panther Trails CDD continue to develop positive results following routine treatments targeting invasive weeds, algae, and submersed vegetation. Of the Ponds inspected Ponds #3 and #4 were the only ones showing development of algae. Both Ponds #3 and #4 were treated during our visit on 10/16/18 and will require a re-treatment for the new growth. Ponds #10 and #12 were both treated during our recent visit on 10/16/18 and have displayed positive results as the submersed Chara has reduced significantly. Debris was removed from the ponds within the Panther Trails CDD during our recent visits on 10/16/18 and 10/29/18.

Algae and submersed weeds are a common invasive nuisance during the rainy and hot summertime season. As we receive heavy rains free nutrients from fertilizers, soaps, oils, and other detritus may enter a pond from the storm drains or lawns effectively allowing food (phosphorus and nitrogen) to build up and become available for algae and invasive weeds. With the help of increased sunlight plants can rapidly produce the food needed to not only survive, but flourish. Submersed weeds can directly draw these nutrients from the water with specially designed roots that absorb directly from the open waters. This allows most Submersed plants the ability to become uprooted and still survive floating about the pond. Pond #4 was identified with moderate submersed Slender Spikerush, which will require a follow up treatment and will be scheduled for our upcoming visit.

Midge flies or non-biting mosquitoes are insects belonging to the large Diptera order, which includes an estimated 1,000,000 different species of flying insects. Typically, we see two species of midge flies within storm water retention ponds Chironomidae (blood midge) and Chaoboridae (phantom midge). Usually seen in natural areas clinging to vegetation nearby the water source they hatched from Midges are short lived and typically are understood to have no feeding apparatus and only live an adult life to mate. In developed areas with storm water retention ponds Midge flies have little vegetation to cling to and will be seen covering the screens of lanais. There is no danger from Midge flies as they do not harbor disease like mosquitoes and are mostly an annoyance because of their masses. Midge flies typically reproduce in masses due to lack of predation from fish. Either there is a lack in populations of fish or the fish cannot reach the larva, which hide in the soils and can live in anoxic environments, which fish cannot.

NOTE: Picture provided within the slide labelled Pond #16 displaying the debris removed during one of our visits.

Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Continue to treat all sites for invasive vegetation during our routine visits.
- Re-treat Pond #4 for Slender Spikerush.
- Treat algae within Ponds #3 and #4.
- Continue to promote the native aquatic vegetation throughout the community.

THANK YOU FOR CHOOSING ASI!



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Aquatic Systems, Inc.
LAKE & WETLAND MANAGEMENT SERVICES



Panther Trails CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled - Monthly

Inspection Date: 12/3/2018

Prepared for:

Mr. Greg Cox, District Manager

Rizzetta & Company

12750 Citrus Park Lane, Suite #115

Tampa, Florida 33625

Prepared by:

Logan Bell, Account Representative/Biologist

Aquatic Systems, Inc. – Sun City Field Office

Corporate Headquarters

2100 N.W. 33rd Street, Pompano Beach, FL 33069

1-800-432-4302

Site: 2



Comments: Normal growth observed

Pond #2 looked great during inspection with native aquatic vegetation remaining healthy and thriving. No cattails were visible developing within the Bull Rush shelf during inspection. Shoreline weeds were treated during our recent visit on 11/26/18.

Site: 3



Comments: Normal growth observed

Pond #3 was identified with minor surface algae along the perimeter between the native vegetation and the pond bank. Treatment will be performed during our upcoming maintenance visit. Shoreline weeds were treated during our recent visit on 11/26/18.

Site: 4



Comments: Requires attention

Pond #4 requires re-treatment due to the density of vegetation. Positive reduction following previous treatment was noted. Treatment will be applied during our upcoming maintenance visits.

Site: 5



Comments: Site looks good

Pond #5 appeared to be in great shape during inspection. Water levels have dropped, but the native vegetation around the perimeter is still thriving. Shorelines and banks were treated during our 11/26/18 visit.

Site: 6



Comments: Normal growth observed

Minor shoreline weed development identified during inspection, which will be treated during our upcoming maintenance visits. Minor native Duck Potato remains healthy and thriving within each location.

Site: 8



Comments: Site looks good

No issues were observed within Pond #8 during inspection. Water level has dropped since last month's inspection. Native vegetation remains healthy and thriving within each location.

Site: 9



Comments: Site looks good

Considerable water level drop within Pond #9. Shorelines and pond banks remain free of invasive or nuisance vegetation.

Site: 11



Comments: Site looks good

Pond #11 looked good during inspection.

Site: 14



Comments: Requires attention

Pond #14 was identified with submersed Slender Spikerush, surface algae, and propagating Cattails. Pond perimeter was identified with tall terrestrial vegetation causing access issues for treatment.

Site: 15



Comments: Normal growth observed

Pond #15 was identified with minor floating Salvinia and shoreline weeds. Treatment to reduce the growth will be applied during our upcoming maintenance visits. Pond #15 has shown positive improvements since its acceptance into the waterway maintenance program.

Management Summary

Overall, the ponds within the Panther Trails CDD continue to display positive results following routine maintenance visits targeting invasive weeds, algae, and submersed weeds. Ponds that looked good during inspection were Ponds #2, #5, #6, #8, #9, and #11 with no invasive weeds, algae, or submersed weeds. Submersed weeds were identified within Ponds #4 and #14 with Pond #4 identified with submersed Slender Spikerush and Pond #14 was identified with submersed Slender Spikerush. Treatment will be performed during our upcoming maintenance visits. Pond #14 was identified with tall vegetation surrounding the pond causing access issues for our treatment vehicles. Algae was identified within Ponds #3, #4, and #14, which will be targeted during our upcoming maintenance visits. Pond #15 was identified with minor floating Salvinia along the perimeter, which will be targeted during our upcoming visits. Once treatment is applied please allow 14-21 days following date of application for positive results to be evident.

The conditions of the water in your lake affects the health of every living thing in it. A comprehensive consultation begins right at the water's edge so that we can understand the current state of your lake, and what to begin testing for. Color, odor, algae, plants and other living organisms, even the neighborhood around the lake will tell a biologist a lot about your lake. Lakes often show deteriorating conditions due to increased urban influences, lake aging, and declining health or overuse of traditional treatment options that no longer work. Water quality testing will encompass all these factors and provide quantitative results that can be used and compared to provide long term solutions for your lakes.

Nutrients are needed by plants and animals. In healthy lakes, nutrients are needed for the growth of algae that form the base of the food chain supporting the entire aquatic ecosystem. Too little or too much of some nutrients can lead to recurring problems. When a lake accumulates high levels of Phosphorus that cannot be broken down fast enough, those living close to the shore will notice some or all of these symptoms: Algal blooms, Shoreline odors, poor water clarity, or stressed or dying fish. Pond #4 was identified with some of these recurring instances. Lake assessment testing would provide data to identify the underlying issues causing the algal blooms and poor water clarity. Re-treatment will be performed during our upcoming maintenance visits, but the development of algae and submersed weeds are expected to return.

NOTE: Pictures provided within Pond #11 slides to show debris removal during our visit on 11/26/18.

Recommendations/Action Items

- Routine Maintenance.
- Continue to monitor all ponds for Algal growth and target on contact.
- Continue to treat all sites for invasive vegetation during our routine visits.
- Re-treat Pond #4 for Slender Spikerush.
- Treat algae within Ponds #3, #4, and #14.
- Continue to promote the native aquatic vegetation throughout the community.
- Treat minor Salvinia within Pond #15.

THANK YOU FOR CHOOSING ASI!



Tab 8

PANTHER TRAILS

FIELD INSPECTION REPORT



October 19 & November 16, 2018
Rizzetta & Company
John Toborg – Sr. Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary, Clubhouse

General Updates, Recent & Upcoming Maintenance Events

- ❑ During the month of October, all ornamentals shall receive an application of 8-10-10 fertilizer. During the month of November, all St. Augustine turf shall receive an application of 16-0-8 fertilizer with a pre-emergent herbicide. Also during November, all Palms shall receive an application of 8-2-12+4Mg fertilizer.
- ❑ Beginning November 1st, the mowing schedule reverts back to every other week. However, Sunrise is still required to perform all other duties, detailing, trimming, debris cleanup, lifting, etc. weekly even on non-mow weeks.

The following are action items for Sunrise Landscape to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation.

October 19, 2018

1. Make sure the brown spots in the turf around the pool deck is not the early stages of Brown Spot fungus. (Pic 1)



5. Also the Magnolia by the flag pole is not all the way straight. (Pic 5)



2. The color of the Queen Palms has dramatically improved over the past few months. Let's make sure these are also included in the upcoming palm fertilization event.
3. Make sure drip tubing is pinned below the mulch surrounding the basketball courts.
4. **There are no more straps on any of the newly strapped Magnolias. Many are also still broken. (Pic 4>)**



Clubhouse, Ekker Median South, Barnsley Reserve

6. Turf was never replaced adjacent to the tree ring between the street and sidewalk on the inbound side of the club driveway where it was sprayed with herbicide. Now we have weeds.

7. A Magnolia by the backflow preventer also has only one strap and the drip emitter is missing its nozzle.

8. This Oak tree across from Billston Village is still leaning toward the lake and the straps are loose. (Pic 8)



12. On the inbound side of Barnsley Reserve, the problem turf previously reported has been sprayed with an insecticide. What was treated? (Pic 12)



9. Approaching Grand Kempston west from the north, there are a couple more Oaks leaning toward the street.

10. Inspect some of the turf along the curblane of the median just before getting to the Lift Station from the north. Similar appearance as that turf along the curb lines on the west Ekker ROW. (Pic 10>)

11. There is a new Palm on the Ekker median outside Barnsley Reserve. However, it doesn't appear to be thriving. We will monitor. (Pic 11>)



Ekker Northbound, PH II Entrances, Tar Hollow, Ferry Beach

13. Heading north on Ekker just past the power lines, spray stakes indicate the Fakahatchee Grasses have been sprayed. How soon will they be cut to a low mound? (Pic 13)



14. Past the Fakahatchee Grass bed noted above, another one on the other side of the water needs to be weeded.
15. If Primrose Willow encroaches onto turf contracted to be mowed, these must be cut back.
16. Many of the Loropetalum standards at the PH II entrance features need to have their suckers removed so they do not become shrubby. One needs to be straightened at the Billston Village entrance on the outbound side.
17. There is another leaning Oak on the northbound lanes of Ekker between Billston Village and Rothbury Hills.
18. There are still many tree limbs on the PH I portion of Ekker that are too low.
19. Tar Hollow bed needs to be edged and weeded.
20. Remove mosses from the Crape Myrtles on the Ekker median during the dormant period.

21. Sunrise to provide a proposal to eradicate what is remaining of the turf and weeds where a car came up across the median south of Carriage Pte. Dr., remove and replace with St. Augustine, floritam sod. (Pic 21)



22. Keep a consistent height on the Burford Holly up the fence line.
23. Remove dead growth in a Magnolia at the Ferry Beach inbound lanes. Also Sunrise to diagnose the cause & implement a drench program. (Pic 23)



24. Monitor a couple Awabuki Viburnum on the outbound lanes of Ferry Beach that have been cut back to a rejuve cut to see if they produce new growth. (Pic 24>)
25. Trim the tops of the Tree Ligustrum at Ferry Beach entrance and lift.



Ferry Beach, Symmes Road, Ekker Southbound

26. Remove Bitter Melon vine from the Arboricola at Ferry Beach and pin drip tubing below the mulch.

27. Treat a tremendous amount of dollar weed in the Symmes Road turf east of Ferry Beach.

28. What's happened to the Petite Salmon Oleander. At least before any Green Corps. Stakes were in place, what leaves we had were green. Now that the stakes are here, the leaves have turned brown. What was sprayed and for what? (Pic 28)



29. There are other Magnolias along Symmes that need to be drenched as well. (Pic 29>)

30. Remove any volunteer Brazilian Peppers or Dog Fennel from the hedge row along the Symmes Road fence line.



31. Continually remove Palm boots from the ground and dispose of.

32. Remove Spanish Moss from the Oaks along Symmes Road.

33. There is damaged turf on the west side of the Ekker Road entrance along Symmes. This should be re-graded and replaced. (Pic 33)



34. Trim the bottoms of the Ilex Vomitoria along Symmes so there is a flat bottom to the crown.



35. Limbs are scraping the top of the EZ-Go heading south on Ekker. These trees need lifted.



November 16, 2018

36. Turf seems to have improved around the pool deck.

37. Sunrise to provide a proposal to install a bed of Magnificent Crotons, 3 Gal., FULL plants underneath the Queen Palms on the back corner of the pool deck with a wavy edge on the turf side. Then on the front side of the Crotons, mass a bed of Gold Mound, 3 Gal., FULL plants. Crotons at 30" centers and Gold Mound at 24" centers.

38. Sunrise to provide a proposal to remove the small bed of Agapanthus in front of the clubhouse and replace with Magnificent Croton, 3 Gal., FULL plants, 24" centers.

39. All straps on the recently strapped Magnolia at the north end of the parking lot are still hanging loose. (Pic 39)



40. No change to the slightly crooked Magnolia near the flag pole. Also these straps need to be line trimmed around.

41. Although the 5th & 6th Oaks before getting to Grand Kempston west from the north are staked and strapped, they are still leaning.

42. The same symptoms are appearing in the turf on the back side of the sidewalk at Grand

Kempston west as was appearing along the curbline of Ekker. There, the cause was alleged to be 4" irrigation pop-ups on only one side of the turf. What is the cause here at GK?

43. Past GK west, a car has left the road and taken out an Oak and ran it into the next tree down. Sunrise to provide a proposal to replace two Oaks with like size and species. Proposal to include gator bags or any other type of irrigation enhancements. (Pics 43a & b)



44. Sedge seems to be filling in all the areas along the edges of the curb along Ekker where previously problem turf was being reported. What is Sunrise's plan to eradicate the sedge weed?



45. It appears we may have had several Muhly Grass "taken" from the back side of the bed at the Lift Station, as there are several "holes" remaining where plants once were. I do not see an need to replace since these are not seen from the sidewalk, but DID want to report it. (Pics 45a & b)



now dead and needs to be replaced under warranty. (Pic 48)



46. Crews need to alter their mow pattern or change out mowers a few times as a definite pattern of hill-valley-hill-valley is forming which will lead to the scalping of the "hills" and weed encroachment. (Pic 46)



47. Staff needs to call the county regarding a "bike lane" sign that has been knocked off its upper mounting screw near the end of Ekker Ph II.

48. The newly installed Palm outside Barnsley Reserve (Item No. 11 in previous report) is



49. As previously reported, spray stakes are at the inbound lanes of Barnsley Reserve, but there is not yet any improvement to the turf. This turf may have to be replaced by Sunrise.

50. This bed of Fakahatchee Grasses previously reported as Item No. 13 have not been cut back and the browning has worsened. These need to be re-visited. (Pic 50>)

51. We will monitor another Palm on the Ekker median just south of the Lift Station driveway.

52. Trees continue to lean. Are these being straightened? The same ones seem to always be leaning.



PH II Cul-de-sacs, Ekker, Symmes Road

53. Make sure all PH II cul-de-sacs are being hard-edged around the perimeters.

54. The second Oak past Billston Village, northbound, has a broken irrigation drip emitter. (Pic 54)



55. In the Ekker Rd. ROW north of Tar Hollow between the 2nd and 3rd Oak, there is a large patch of browning turf. Sunrise to diagnose and treat accordingly. Report back findings.

56. Top the Bottlebrush along the fences on either side of Ekker to help develop lateral growth.

57. Trim the loose shoots on the Viburnum along the Symmes Rd. fence.



58. We will need to figure out a replacement plant for the failed Petite Salmon Oleander along Symmes Road. There are 4-5 large beds.

59. Dollar Weed still needs to be treated in the eastern-most section of turf along Symmes Road. There are also too many seed pods on the Sabals in this area. Lift Oaks here and remove broken branches.

60. Crews continue to scalp on pond banks. This photo was taken on the large pond on the east side of the property. Crews are not line trimming to the water's edge. (Pic 60)



62. Limbs are still too low along the Ekker southbound lanes (specifically by the "Bike Path" sign).

63. There is a missing section of PVC fence behind the 7th house north of the Lift Station. Is staff aware of this? (Pic 63>)



Ekker Road South



Panther Trails CDD (Carriage Point) October/November

FIELD INSPECTION REPORT - Follow Up

OCTOBER

1. Green Corp is addressing
2. Green Corp is Addressing
3. Irrigation Service Request placed
4. We will restrap
5. We have been Adjusting the Angle of the trees a little at a Time, we did not want to risk shocking them in the heat of the summer, final adjustments are being made.
6. Replaced
7. Irrigation Service Request Placed
8. Leaning trees addressed
9. Leaning Trees Addressed (there is also an Oak tree that appears to be broken off with a second skinned, just Kempston South of W. Grand)
10. Service Request Placed with Irrigation and Green Corp
11. We will monitor
12. A request for information has been placed with Green Corp
13. Fakahatchee is being trimmed at this time
14. Weeds in beds were treated, after the Fakahatchee is trimmed they will be retreated
15. Primrose will be trimmed back
16. Loropetalum Standards suckers are removed
17. Leaning trees addressed
18. Trees addressed
19. Bed has been edged
20. Moss will be removed
21. Proposal Forthcoming
22. We will keep a consistent height on the holly

23. Dead growth has been removed
24. Monitoring the struggling Awabuki
25. Tree Ligustrum Tops Tipped
26. Arboricola devined
27. Green Corp service request placed
28. A request for information / professional opinion has been placed with Green Corp
29. Drenching Request placed with Green Corp
30. Hedge row will be inspected for unwanted volunteers
31. Fallen Palm boots to be removed
32. Spanish Moss to be addressed
33. Turf appears to be improving, if it does not, we will replace
34. We will address the Ilex Vomitoria
35. Limbs removed

NOVEMBER

36. We will continue to monitor the turf around the Pool
37. Proposal Forthcoming
38. Proposal Forthcoming
39. Straps are being/have been addressed
40. Magnolias are being/have been addressed
41. Leaning Trees are being addressed
42. A service request has been placed to both Irrigation & Green Corp to see if the issue with the turf is the result of the same ALLEDGED 4" pop-ups which struggle to rise above the tips of turf that are mowed at 4-4 ½"
43. Proposal Forthcoming
44. Service Request has been placed with Green Corp to treat the Sedge
45. There are 3 plants missing, we will smoothe out the area and bury the drip

46. I have requested a 36" mower to use next year for this exact purpose, to be able to rotate mowers and wear patterns
47. N/A
48. Will be replaced by Jan 1
49. We will resod
50. All Fakahatchee is being cut back at this time
51. Monitoring
52. Leaning Trees are being addressed
53. We will make sure all PH II culdesacs are being hard edged
54. [Service request Placed](#)
55. The turf appears to be responding to recent treatment and Rain, [Green Corp will monitor](#)
56. Bottlebrush will be lowered
57. Loose shoots will be addressed
58. I agree, maybe something with some color, Dwarf Ixoro, Blue My Mind Blue daze, Dwarf Mexican Petunia, something that will fill in.
59. Dollar Weed concerns have been shared with [Green Corp & Irrigation](#). Oaks and Sabals will be addressed
60. Pond Issues will be addressed with the crews
- 61.
62. **Limbs have been addressed**
63. N/A



• Landscaping • Irrigation • Property Maintenance • Tree Farms

date 12/5/2018

Company Name Panther Trails CDD
to whom Greg Cox
address 9428 Camden Field Parkway
city, state Riverview, FL 33578
phone (941) 533-2950
email gcox@rizzetta.com

RE: Landscape Proposal fo Project

Dear to whom,

Thank you for the opportunity to bid on this project. Find the following Sunrise Landscape Contractors, Inc.'s proposal with the landscape materials itemized for your review. Please note that this proposal is based on plans and specifications prepared by

Proposal Summary: Magnifacient Crotons

Landscape Materials: \$606.00
Sod: \$30.00
Irrigation Total: \$100.00

GRAND TOTAL: \$736.00 *

* Pricing is valid for 30 days

Please do not hesitate to contact this office if you have any questions or comments. Sunrise Landscape looks forward to working with you towards the successful completion of this project. Thank you for extending to us the opportunity to earn your business.

Sincerely

Dana Bryant

D. Bryant

CUSTOMER or REPRESENTATIVE

SUNRISE LANDSCAPE - D Bryant

Accepted By: _____ Accepted By: _____

Print Name: _____ Print Name: _____

Date: _____ Date: _____

Sunrise Landcare Inc.

P.O. Box 16531 • Tampa, FL 33687 • (813) 985-9381 • FAX (813) 664-0155

PROPOSAL : Magnifacient Crotons

December 5, 2018

Install 3g Magniacient Crotons under the Palm trees in the back corner of the Pool with a bed of Gold Mound, and additional sod.

Landscape Materials

Description	QTY	Price	Unit	Total
Shrubs				
Magnifacient Gold Mound (3gal) installed	18	22.00	per	\$396.00
Gold Mound (3gal) installed	12	17.50	per	\$210.00
			per	\$0.00
TOTAL				\$606.00

Sod

Description	QTY	Price	Unit	Total
St. Augustine 'Floritam' sod	15	2.00	sq ft	\$30.00
Stenotaphrum				
TOTAL				\$30.00

Irrigation

Description	QTY	Price	Unit	Total
adjustments and additions	1	100.00	per	\$100.00
TOTAL				\$100.00

GENERAL NOTES: NOTE: Any work or items not specifically included are excluded.

- 1 Any work or items not specifically included are excluded.
- 2 Annuals are excluded from warranty / guarantee.
- 3 Irrigation by Other. Material without automated/adequate irrigation cannot be guaranteed.
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- 5 Customer is solely responsible for all underground obstructions, including without limitation utility lines, limerock, and construction debris. Sunrise Landscape reserves the right to pass onto the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this Contract.
- 6 This proposal and price is good for 45 days from date of quote, prices subject to change thereafter.
- 7 If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the costs involved for remedial actions.
- 8 All plants, trees, sod, etc. required for this job are subject to market availability.
- 9 Clean up of site limited to debris and waste generated by this contractor.
- 10 These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
- 11 Watering Restrictions: Sunrise Landscape is bound by local water restrictions which may in fact result in irreparable stress and /or demise of landscape plant material and turf. Sunrise Landscape cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Sunrise Landscape has no direct control.



• Landscaping • Irrigation • Property Maintenance • Tree Farms

date 12/5/2018

Company Name Panther Trails CDD
to whom Greg Cox
address 9428 Camden Field Parkway
city, state Riverview, FL 33578
phone (941) 533-2950
email gcox@rizzetta.com

RE: Landscape Proposal fo Project

Dear to whom,

Thank you for the opportunity to bid on this project. Find the following Sunrise Landscape Contractors, Inc.'s proposal with the landscape materials itemized for your review. Please note that this proposal is based on plans and specifications prepared by

Proposal Summary: Turf Replacement Ekker Median

Landscape Materials:

Sod: \$1,320.00
Irrigation Total: \$100.00

GRAND TOTAL: \$1,420.00 *

* Pricing is valid for 30 days

Please do not hesitate to contact this office if you have any questions or comments. Sunrise Landscape looks forward to working with you towards the successful completion of this project. Thank you for extending to us the opportunity to earn your business.

Sincerely

Dana Bryant

D. Bryant

CUSTOMER or REPRESENTATIVE

SUNRISE LANDSCAPE - D Bryant

Accepted By: _____ Accepted By: _____

Print Name: _____ Print Name: _____

Date: _____ Date: _____

Sunrise Landcare Inc.

P.O. Box 16531 • Tampa, FL 33687 • (813) 985-9381 • FAX (813) 664-0155

PROPOSAL : Sod Replacement Ekker Road Median

December 5, 2018

SCOPE: Rip and replace Sod previously run over by an auto mobile in Phase I , Ekker Rd Median. Item 21 in the October/November**Landscape Materials**

Description	QTY	Price	Unit	Total
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Sod

Description	QTY	Price	Unit	Total
St. Augustine 'Floritam' sod Stenotaphrum	1,200	1.10	sq ft	\$1,320.00

TOTAL **\$1,320.00****Irrigation**

Description	QTY	Price	Unit	Total
Adjustments and repairs	1	100.00	per	\$100.00

TOTAL **\$100.00**

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- 12 Lien: According to Florida's Construction Lien Law (sections 713.001-713.37, Florida Statutes), those who work on your property or provide materials and are not paid in full have a right to enforce their claim against your property. This claim is known as a construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. Florida's Construction Lien Law is complex and it is recommended that whenever a specific problem arises, you consult an attorney.



• Landscaping • Irrigation • Property Maintenance • Tree Farms

date 12/5/2018

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address 9428 Camden Field Parkway
city, state Riverview, FL 33578
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RE: Landscape Proposal fo Project

Dear to whom,

Thank you for the opportunity to bid on this project. Find the following Sunrise Landscape Contractors, Inc.'s proposal with the landscape materials itemized for your review. Please note that this proposal is based on plans and specifications prepared by

Proposal Summary: Turf Replacement Ekker Median II

Landscape Materials:

Sod: \$6,499.00
Irrigation Total: \$200.00

GRAND TOTAL: \$6,699.00 *

* Pricing is valid for 30 days

Please do not hesitate to contact this office if you have any questions or comments. Sunrise Landscape looks forward to working with you towards the successful completion of this project. Thank you for extending to us the opportunity to earn your business.

Sincerely

Dana Bryant

D. Bryant

CUSTOMER or REPRESENTATIVE

SUNRISE LANDSCAPE - D Bryant

Accepted By: _____ Accepted By: _____

Print Name: _____ Print Name: _____

Date: _____ Date: _____

Sunrise Landcare Inc.

P.O. Box 16531 • Tampa, FL 33687 • (813) 985-9381 • FAX (813) 664-0155

PROPOSAL : Sod Replacement Ekker Road Median

December 5, 2018

SCOPE: Rip and replace Sod previously run over by an auto mobile in Phase I , Ekker Rd Median. Item 21 in the October/November. Include the Remainder of the Island , an

Landscape Materials

Description	QTY	Price	Unit	Total
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Sod

Description	QTY	Price	Unit	Total
St. Augustine 'Floratum' sod Stenotaphrum	6,700	0.97	sq ft	\$6,499.00

TOTAL **\$6,499.00**

Irrigation

Description	QTY	Price	Unit	Total
Adjustments and repairs	1	200.00	per	\$200.00

TOTAL **\$200.00**

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• Landscaping • Irrigation • Property Maintenance • Tree Farms

date 12/5/2018

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Dear to whom,

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Proposal Summary: Agapanthus Removal

Landscape Materials: \$154.00

Irrigation Total:

GRAND TOTAL: \$154.00 *

* Pricing is valid for 30 days

Please do not hesitate to contact this office if you have any questions or comments. Sunrise Landscape looks forward to working with you towards the successful completion of this project. Thank you for extending to us the opportunity to earn your business.

Sincerely

Dana Bryant

D. Bryant

CUSTOMER or REPRESENTATIVE

SUNRISE LANDSCAPE - D Bryant

Accepted By: _____

Accepted By: _____

Print Name: _____

Print Name: _____

Date: _____

Date: _____

Sunrise Landcare Inc.

P.O. Box 16531 • Tampa, FL 33687 • (813) 985-9381 • FAX (813) 664-0155

PROPOSAL : Agapanthus Removal

December 5, 2018

SCOPE: Remove failing/remaining Agapanthus in front of the clubhouse and replace with Magnifacient Crotons

Landscape Materials

Shrubs

Description	QTY	Price	Unit	Total
Magnifacient Crotons (3gal) installed	7	22.00	sq ft	\$154.00

TOTAL **\$154.00**

GENERAL NOTES: NOTE: Any work or items not specifically included are excluded.

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- 13 Attorney Fees: In any litigation, arbitration, or other proceeding by which one party either seeks to enforce its rights under this Agreement (whether in contract, tort, or both) or seeks a declaration of any rights or obligations under this Agreement, the prevailing party shall be awarded its reasonable attorney fees, and costs and expenses incurred.



• Landscaping • Irrigation • Property Maintenance • Tree Farms

date 12/5/2018

Company Name Panther Trails CDD
to whom Greg Cox
address 9428 Camden Field Parkway
city, state Riverview, FL 33578
phone (941) 533-2950
email gcox@rizzetta.com

RE: Landscape Proposal fo Project

Dear to whom,
Thank you for the opportunity to bid on this project. Find the following Sunrise Landscape Contractors, Inc.'s proposal with the landscape materials itemized for your review. Please note that this proposal is based on plans and specifications prepared by

Proposal Summary: Oak Tree Replacement Ekker Rd

Landscape Materials: \$878.00
Irrigation Total: \$200.00

GRAND TOTAL: \$1,078.00 *

* Pricing is valid for 30 days

Please do not hesitate to contact this office if you have any questions or comments. Sunrise Landscape looks forward to working with you towards the successful completion of this project. Thank you for extending to us the opportunity to earn your business.

Sincerely

Dana Bryant

D. Bryant

CUSTOMER or REPRESENTATIVE

SUNRISE LANDSCAPE - D Bryant

Accepted By: _____ Accepted By: _____

Print Name: _____ Print Name: _____

Date: _____ Date: _____

Sunrise Landcare Inc.

P.O. Box 16531 • Tampa, FL 33687 • (813) 985-9381 • FAX (813) 664-0155

Oak Tree Replacement Ekker Road

DATE

SCOPE: Replace (2) Oak Trees South of Grand Kempton on the West Side damaged by a hit and run. Item 43 in the October/November report

Landscape Materials

Description	QTY	Price	Unit	Total
Trees				
Oak 2-2 1/2"	2	225.00	per	\$450.00
Miscellaneous				
Planting Soil (for use as backfill in planting pits only)	1	45.00	cu yd	\$45.00
Mulch	3	6.00	bag	\$18.00
Tree Staking Kit	2	50.00	per	\$100.00
Freight	2	25.00	per	\$50.00
Labor	2	70.00	per	\$140.00
disposal	1	75.00	per	\$75.00

TOTAL **\$878.00**

Irrigation

Description	QTY	Price	Unit	Total
Irrigation Adjustments/Gator Bags	2	100.00	per	\$200.00
			per	\$0.00
			per	\$0.00

TOTAL **\$200.00**

GENERAL NOTES: NOTE: Any work or items not specifically included are excluded.

- 1 Any work or items not specifically included are excluded.
- 2 Annuals are excluded from warranty / guarantee.
- 3 Irrigation by Other. Material without automated/adequate irrigation cannot be guaranteed.
- 4 Guarantee does not cover replacement of material that is damaged or missing during guarantee period.
- 5 Customer is solely responsible for all underground obstructions, including without limitation utility lines, limerock, and construction debris. Sunrise Landscape reserves the right to pass onto the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this Contract.
- 6 This proposal and price is good for 45 days from date of quote, prices subject to change thereafter.
- 7 If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the costs involved for remedial actions.
- 8 All plants, trees, sod, etc. required for this job are subject to market availability.
- 9 Clean up of site limited to debris and waste generated by this contractor.
- 10 These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.

Tab 9

Panther Trails Community Development District (CDD)

Carriage Pointe Clubhouse

11796 Ekker Road • Gibsonton, FL • 33534

Phone: 813-644-7095 • Fax: 813-644-7096

October 2018 Clubhouse Operations/Maintenance Updates:

- We currently have 989 registered cards.
- We currently have 357 registered phase 1 households and 279 registered phase 2 households.
- Four Clubhouse rentals for a total of \$400
- Funez Painting completed their project of repainting the main room of the clubhouse as well as the gym and the HOA office.
- Vilo Fence installed PVC fencing around the A/C units next to the pool.
- No Fishing signs ordered and installed for the ponds which were missing those and a new sign for the parking lot to indicate that it is under 24 hour surveillance.
- New metal-based pet waste stations installed throughout phase 1 of the community. Pick up schedule increased to weekly.
- Contracted Performance Painting to repaint the playground. Work scheduled for November 18th – 28th.
- Contracted Peter's Pressure Washing to pressure wash the sidewalks all along Ekker Rd. from one entrance to the other (approx. 1 mile).
- Started obtaining proposals to redesign the pumps in our pool.
- Obtained proposals for Marquee signs and have sent them in for approval.
- Ordered new benches and trash bins for the playground.
- DCSI installed new security gate for the playground.

Event / Program Updates:

- Hosted First Halloween Pumpkin Carving party. SUCCESS! Had over 20 attendees.
- Holiday lights delivered and scheduled for installation on November 26th.
- Scheduled next neighborhood Plogging Event for Saturday, November 24th.
- Reserved Christmas train for Friday, December 14th.
- Scheduled Thanksgiving themed cooking class for Friday, November 9th.
- Held community yard sale on October 20th.
- Held Fall Fest dinner for CDD Volunteers

Panther Trails Community Development District (CDD)

Carriage Pointe Clubhouse

11796 Ekker Road • Gibsonton, FL • 33534

Phone: 813-644-7095 • Fax: 813-644-7096

November 2018 Clubhouse Operations/Maintenance Updates:

- We currently have 992 registered cards.
- We currently have 358 registered phase 1 households and 280 registered phase 2 households.
- six Clubhouse rentals for a total of \$600
- No Fishing signs ordered and installed for all the ponds in the community which were lacking them.
- Performance Painting finished the playground 11/8/18.
- Peter's Pressure Washing pressure completed the sidewalks all along Ekker Rd.
- Greg was working to get a representative from Aquaworx to come and inspect the pool equipment to redesign the pump.
- Obtained proposals from FASTSIGNS for Marquee signs and have sent it for approval.
- The new benches and trash bins for the playground is scheduled for installation on 12/3/18.
- Tampa Holiday Scapes installing the Holiday lights at the Clubhouse on 11/26/18.

Event / Program Updates:

- Reserved Christmas Train for Friday, December 14th for The Carriage Pointe Holiday Event.

Tab 10

Date Entered	Category	Action Item	District Staff Responsible	Vendor Responsible	Target Date	Notes
1/3/2018	O&M	Drainage Issue at Back Entrance	Greg Woodcock	TECO	TBD	County/Teco to survey TECO Property
6/14/2018	Admin	Policy Change Process for Event Rent Rates and Deposits	Property Manager	TBD	12/13/2018	Public Hearing Required for Changes
6/14/2018	O&M	Signs in Ponds - No Fishing, No Swimming, No Boating and No Feeding the Alligators	Property Manager	TBD	12/13/2018	Six Installed. Five more to be ordered.
Completed Actions						
6/14/2018	O&M	Straighten Trees at Club House / Trim on Blvd	FSM	Sunrise	10/11/2018	Status Update at meeting
6/14/2018	O&M	Alum Treatment Proposal for #7	DM	Aquatic Systems	10/11/2018	Status Update at meeting
6/14/2018	O&M	Proposals for Markee Signs at Three Entrances	Property Manager	TBD	10/11/2018	Status Update at meeting
6/14/2018	O&M	Written Proposal from Tampa Holiday Scapes	Property Manager	TBD	10/11/2018	Deposit paid. Supplies Ordered.
8/9/2018	Admin	Coordinate with Builders regarding areas damaged by construction	District Engineer District Manager	TBD	10/11/2018	Status Update at meeting
6/14/2018	O&M	Pool Pavers Sinking	Property Manager	Site Masters	10/11/2018	Proposal on hand.
1/3/2018	Admin	7733 Carriage Pointe Drive - Trees Behind	Property Manager	Rizzetta	10/11/2018	Letter mailed.