



Rizzetta & Company

# **Panther Trails Community Development District**

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**Board of Supervisors' Meeting  
March 14, 2019**

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

**[www.panthertrailscdd.org](http://www.panthertrailscdd.org)**

# **PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT AGENDA**

## **MARCH 14, 2019 at 5:30 p.m.**

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

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

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March 6, 2019

**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, March 14, 2019 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. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A.** Consideration of Appointment to Board  
Supervisor Seat ..... Tab 1
  - B.** Consideration of Minutes of the Board of  
Supervisors' Meeting held on January 10, 2019..... Tab 2
  - C.** Consideration of Operation & Maintenance  
Expenditures for December 2018 & January 2019..... Tab 3
- 4. BUSINESS ITEMS**
  - A.** Consideration of RFP for Landscape & Irrigation Services
  - B.** Consideration of Approval in Substantial Form  
Updated Lien and Disclosure for Phase 2 ..... Tab 4
  - C.** Consideration of Approval in Substantial Form  
Updated Lien and Disclosure for Phase 1 ..... Tab 5
  - D.** Discussion Regarding Clubhouse Security
- 5. STAFF REPORTS**
  - A.** Presentation of Monthly Maintenance Inspection Reports
    1. Pond Report ..... Tab 6
    2. Field Inspection Report..... Tab 7
  - B.** District Counsel
  - C.** District Engineer
  - D.** Amenities Manager
    1. Clubhouse Report..... Tab 8
  - E.** District Manager
    1. Action Items List ..... Tab 9
    2. Financial Status Update

6. **SUPERVISOR REQUESTS**
7. **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

I wanted to take a moment to tell you about myself and why I feel that I would be the best candidate to serve on the CDD Board.

**Professional Career:**

I am a Corporate Claims Trainer for The General and have been in the auto insurance industry for 18 years. Within the 18 years I have held various positions such as; inside claims adjuster, outside field adjuster and field auto damage appraiser and claims trainer. Being out in the field (public eye) and representing the companies I've work for, one must be held to a higher standard. This career path requires an individual to have ethics and integrity when working with the public and when handling their auto claims. I have held my 620 Adjuster License since 1999 without any infractions or inquiries.

**Personal:**

I am a single parent with two young men, ages 27 and 16. My significant other is the new Neighborhood Watch Coordinator. I have been in the Big Brothers/Big Sister's Program twice. The first time I was 18 and had the same little sister until I was 21 and it ended when she moved to Mexico. I later joined the program again in 2012 and was an active member for a year. I am not an active member currently but I have kept in contact with the same little sister and see her and her family regularly for the past 6 years.

**Carriage Pointe Community:**

- ❖ Member of the Carriage Pointe Community since 2012
- ❖ Served as Co-Chair on the ACC
- ❖ Volunteered for CP community involvement
- ❖ Regularly attend the HOA meetings and a few of the CDD
- ❖ Will be assisting the Neighborhood Watch Coordinator
- ❖ Maintain my property to ensure meeting HOA by-laws
- ❖ Newly appointed to the HOA Board (Director)

While serving as Co-Chair on the ACC, I had the chance to review our process and see where some changes can be made to improve on the existing. I am hoping with guidance, some changes can be made.

Our community has improved drastically since I have moved in. The changes with the community have definitely been moving towards a positive direction and I would like to be a part of that.

I love my community and only have good intentions on making it better with the help of others. Please allow me to serve on the CDD Board.

If you should need references, I believe anyone on the boards (HOA/CDD/ACC/Violations) would support me and feel that I would be an asset to join the CDD Board.

Thank you,

**Dawn Marchese**

**JACQUALYN SUZANNE NELSON**

8124 Harwich Port Lane  
Gibsonton, FL 33534

**Public Trust Security Clearance**

**OBJECTIVE**

Serve in a management position with dynamic and challenging opportunities performing meaningful work.

**OVERVIEW**

Accomplished leader with diverse experience in the public sector. Expert competency of organizational, program analysis, and adjudicative techniques for delivering solutions to complex problems, ensuring efficiency. Proactive communicator inspiring collaboration in high-stress situations and fostering a positive environment.

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**QUALIFICATIONS AND SUMMARY OF EXPERTISE**

- Five years of progressive administrative experience in social programs and the public sector.
  - Strong leadership skills with experience serving in various capacities of mentoring, leading, and training.
  - Fundraising and financial management experience, including monitoring and resolving grant accounts.
  - Strong communication skills with experience in conducting presentations for education and training.
  - Knowledge of business management, collaborative and negotiation skills, public finance, grant development and allocations, and organizational structure.
  - Excellent logical and deductive reasoning skills with the ability to quickly make decisions.
- 

**PROFESSIONAL EXPERIENCE**

**DISABILITY DETERMINATION SERVICES**

2016-CURRENT **FL DEPT OF HEALTH, Master Adjudicator**, Tampa, FL

2013-2016 **CO DEPT OF HUMAN SERVICES, Medical Disability Examiner III**, Aurora, CO

**GS-11/13 Equivalent**

- Provide support to clients through minimizing delays in services and providing detailed explanations of program requirements and benefits.
- Assist clients in understanding and mobilizing resources and strategies for program needs and gather or exchange necessary information in accordance with Privacy Act and Health Insurance Portability and Accountability Act (HIPAA) regulations.
- Offer help to clients with paperwork during the application process and dedicate time to serving their needs during the development and determination stages of their cases.
- Respond to inquiries and provide information, guidance, and assistance with information release approval.
- Assist clients in using their insight in taking action and accountability for their file, based on program requirements.
- Conduct initial assessment of clients to identify medical and non-medical issues.
- Contact eligible clients to explain the program process and obtain necessary information.
- Interact with clients routinely, both over the phone and in face-to-face interviews.
- Work alongside service providers and other agencies to facilitate case coordination.
- Consult with medical professionals throughout the client's continuum of care
- Provide support and take precautionary action to reduce or eliminate high-risk behaviors, and when necessary take steps to intervene.
- Ensure that client has access to all information regarding their case, including medical and non-medical services and benefits.
- Compile and submit all documentation on assigned cases via the program's system record and provide updates on cases as required.
- Expert experience in medical records review and analysis for the purpose of identifying possible medical disabilities and reviewing corresponding evidence to determine eligibility for disability benefits.

- Knowledgeable in medical terms, findings, causes of disease or injury, treatment methods and probable effect of treatment.
- Review treatment plans focused on behavioral interventions and evaluate impact based on improvement of quality of life and reduction of chronic disease.
- Plan and conduct a broad range of inspection assignments, requiring integrated analysis of many different documents, case files, and information systems as well as management programs, systems, and operations.
- Review, develop, examine, investigate, adjudicate and authorize complex medical claims for disability programs.
- Advanced training in assessing conditions in all body systems, and special expert in respiratory and mental health conditions.
- Identify possible fraudulent claims and refer them to a collaborative investigative unit for further review.
- Conduct quality reviews of medical claim decisions.
- Provide training through presentations of caseload management techniques, knowledge of claims analysis and adjudication.
- Mentor and assist in training new case managers and adjudicators.
- Fulfill supervisory and management duties while direct manager is out of the office.
- Understand and interpret applicable federal laws, regulations, policies, precedents and other criteria.
- Prepare comprehensive written technical reports, present findings and recommendations for review and examination.
- Knowledge of analytical, evaluative, and adjudicative methods and techniques.
- Compile, reconcile, develop and summarize all records.
- Evaluate vocational profiles and acquired skills to determine relevant employment opportunities.
- Contributed to the design and implementation of a new caseload management technique to improve processing time.
- Conducted presentations to staff for updated program requirements and other training opportunities.
- Assisted in mentoring and training of employees.
- Participated in an initial program determine and develop improved performance plans and contributed in the redesign of production standards.

## **IDAHO STATE UNIVERSITY**

2010-2013 **Nuclear Engineering Department, Executive and Research Assistant**, Pocatello, ID

- Developed and reviewed grant applications for submission.
- Managed and reconciled grant, research, facility, and travel accounts.
- Created and made presentations for key stakeholders and facilitated the donations process.
- Compiled and reviewed research reports, including projects and accounting aspects.
- Managed all travel requirements and reimbursement claims.
- Assisted in managing all staff and research students.
- Contributing member to the establishment of a new research facility the Nuclear Engineering Department during a time of expansion.
- Managed all safety records and ensured compliance to required protocol.
- Initiating member of the “Career Closet” at Idaho State University, a service for individuals requiring assistance in acquiring resume building skills and interview tactics, as well as providing appropriate interview attire.
- Active in promoting the program, including facilitating fundraisers and presentations to solicit support from the community.

## **EDUCATION**

**University of Colorado**, Denver, CO - Master of Public Administration 5/2018 GPA: **3.64**

- **Nonprofit Management track**

**Idaho State University**, Pocatello, ID - Bachelor’s Degree (Political Science, Pre-Law) 05/2012, **GPA: 3.4**

- Minor in Philosophy and Ethics

**Coursework:** State and Local Government; Constitutional Law; Comparative Politics; Political Philosophy; Ethics and Philosophy of Law; Bureaucratic Structure and Organizational Theory; Advanced Sociological Methods; Negotiation and Conflict Resolution; Economics and Public Finance; Nonprofit Financial Management; Fundraising



and Financial Resource Development; Policy Process and Democracy; Collaboration Across Sectors; Social Entrepreneurship; and Public Service Leadership.

**Florida State College**, Jacksonville, FL - Associates Degree (Computer Science) 05/2008

### **AFFILIATIONS**

Phi Theta Kappa – National Honors Society

Sigma Kappa Delta – National English Honors Society

Phi Kappa Phi – National Honors Society

Pi Alpha Alpha – National Honors Society for Public Affairs and Administration

Previous Treasurer – Veterans Club and Sanctuary, Idaho State University

Previous Recruiting and Public Relations Officer – Women's Rugby Club, Idaho State University

Previous Treasurer and Events Coordinator – Law Club, Idaho State University

### **ADDITIONAL INFORMATION**

- Specialist in behavioral and psychological chronic conditions.
- Thrice awarded Certificate of Appreciation from the Cooperative Disability Investigation Unit, Office of Inspector General, for efforts in recognizing and referring possible fraudulent disability claims for further investigation, which has contributed to reducing fraud, waste, and abuse.
- Awarded for overall work efforts as a Disability Examiner, including accuracy, expediency, and production.
- Awarded Certificate of Appreciation for excellent quality of work.
- Recognized as a 'peak performer' for efforts in the disability services program.
- Proficient in SPSS and expert experience in all Microsoft Office programs.
- Excellent phone etiquette and spoken/written communication.
- Experience in preparing annual budget planning and grant writing for a small, Pennsylvania-based nonprofit.
- Knowledge and understanding of requirements and operations of DoD or Department of Navy (DON) Wounded Warrior initiatives, implementing congressionally and DoD mandated requirements.
- Knowledge of Federal and agency regulations; knowledge of the specific organization's programs and missions, as well as knowledge of pertinent laws, regulations, and policies related to program/operations area to consider their impact on programs.
- Knowledge of and skill in qualitative and quantitative methods for the assessment and improvement of program effectiveness and the improvement of complex management processes and systems, which have impact on goals and objectives.
- Ability to manage several major projects concurrently, each of which require multiple tasks across many different levels.
- Ability to clearly and concisely prepare, present, discuss and defend issues, findings and recommendations.
- Ability to work effectively on a team.
- Ability to work in a stressful environment on time sensitive issues.

### **REFERENCES**

- **Monica Swanson – Supervisor, FL Dept. of Health DDS** (813) 806-8950 ext. 8035
- **Robert Wismer – Current Colleague, FL Dept. of Health DDS** (813) 806-8950 ext. 8163
- **Richard Burk – Previous Supervisor, CO Dept. of Human Services DDS** (303) 752-5631
- **Dr. Mark Suyeishi – Former Colleague, CO Dept. of Human Services DDS** (303) 752-5669

**DANIEL J. SMITH II**  
Tampa, FL 33616  
danielsmith@itsdanielsmith.com  
<https://www.linkedin.com/in/danielsmithii>

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## PROFESSIONAL SUMMARY

Aspiring Multimedia Manager and Military Veteran with a Secret Security Clearance and 12 years of proven experience designing public and media relation campaigns designed to secure and expand strategic business relationships. Directed external | internal supervision for over 200 personnel conducting installation security for 6 organizations and a population of 20,000+. Coordinated department activities, special projects, and ensured all objectives and expectations of senior leadership were achieved. Possess a comprehensive background in managing | supervising security incident responses, collaboration with multiple law enforcement agencies, and promotion of organizations image and initiatives derived from conducting domestic and global operations. Possess extensive knowledge in public relations, operations management, process improvement, and security management. Recipient of multiple awards for outstanding performance and professionalism in the United States Air Force. Career supported by a Master of Arts in Public Relations and a Bachelor of Arts in Entertainment Business.

- |                            |                            |                                |
|----------------------------|----------------------------|--------------------------------|
| • Public Relation Planning | • Program Management       | • Project Management           |
| • Brand Management         | • Training and Development | • Oral   Written Communication |
| • Staff Development        | • Policy Implementation    | • Media Relations Management   |

## EDUCATION

Master of Arts in Public Relations | Full Sail University, Winter Park, FL  
Bachelor of Arts in Entertainment Business | Full Sail University, Winter Park, FL  
Associate of Science in Criminal Justice | Community College of the Air Force, Montgomery, AL

## PROFESSIONAL EXPERIENCE

<b>United States Air Force – Various Locations</b>	<b>2013 – Present</b>
<b>Installation Security Supervisor</b>	

- Provided oversight for setup of on-scene command for major accidents, emergencies, and directed security control for incidents requiring a response of armed | unarmed security forces
- Ensured organization adhered to all local, state, federal criminal and traffic laws on military installations
- Responded rapidly to all alarm activations and 911 emergency calls as part of a 15-man Senior Security Force

<b>Entry Controller</b>	<b>2010 – 2013</b>
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- Monitored, noted, reported, and investigated suspicious persons and situations, safety hazards, and unusual | illegal activities in assigned patrol areas
- Rendered aid to accident victims, passengers, and multiple individuals requiring first aid for physical injuries
- Identify, pursue, and arrest suspects and perpetrators of criminal acts

<b>Information Management Officer</b>	<b>2011</b>
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- Spearheaded new Military Patrol desk base station antenna installation to help increase Security Forces (SECFOR) departments command and control capabilities to create 100% communications coverage
- Initiated 222 Provost Marshall Office work orders with IIT; detailed reporting ensured resolution of computer related deficiencies
- Maintained 100% accountability for \$2.5M in Information Management System Equipment which supported 7 organizations and sustained operational readiness

**Response Force Manager**

**2007 – 2011**

- Planned and administered immediate response to neutralize threats to alert aircraft areas and air refueling assets valued at over \$1B
- Produced security planning and armed security for over 10,000 personnel assigned to United States Central Command and United States Special Operations Command
- Sustained mobile deterrent throughout a 9,600 square -mile missile complex encompassing 3 states; deterred threats and prevented security breaches

**CERTIFICATIONS**

Advanced Leadership and Management Development Course

**NOTABLE AWARDS**

Army Commendation Medal

Army Achievement Medal

**TECHNICAL SKILLS**

Software: Microsoft Office, SharePoint

Operating Systems: Mac | Microsoft Windows



A recently medically retired veteran from the United States Air Force after serving 12 years and 5 months on Active Duty. He served on various deployment missions including Operation Enduring Freedom and Operation New Dawn. He currently serves on the International, Regional, State and local level for Phi Beta Sigma Fraternity, Inc. He's the Current Southern Regional Director of Collegiate Affairs and also serves as the Chapter President for the Gamma Eta Sigma Chapter here in Tampa, FL. Daniel received his Associates in Criminal Justice, Bachelors in Entertainment Business and Master's in Public Relations from Full Sail University. He's a proud father and Husband and lives by the personal motto of "Be Better than Successful... BE SIGNIFICANT"

## Tab 2

**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, January 10, 2019 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	<b>Board Supervisor, Chairman</b>
Jennifer Murray	<b>Board Supervisors, Vice Chairman</b>
Judy Mitchell	<b>Board Supervisor, Assistant Secretary</b>
Willie Lemons	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Greg Cox	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Helena Teixeira	<b>Amenities Manager</b>
John Toborg	<b>Field Services Manager, Rizzetta &amp; Co., Inc.</b>
Dana Bryant	<b>Representative, Sunrise Landcare</b>
Audience	<b>Present</b>

**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**

The Board heard audience comments regarding a request for information about the CDD assessments and also a request for information regarding why Frontier cable service was not available in Phase II.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Field Inspection Report**

47 The Board received a presentation of the draft landscape and irrigation RFP  
48 package from John Toborg. The Board approved to proceed with formally putting out the  
49 Landscape and Irrigation RFP.  
50

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors authorized staff to proceed with the RFP for Landscape & Irrigation Services, for the Panther Trails Community Development District.

51  
52 Mr. Toborg presented his January Field Inspection Report and Mr. Bryant, with  
53 Sunrise Landcare, provided landscape update information.  
54

55 The Board requested a letter be sent to the occupants of 8532 Carriage Pointe  
56 Drive for over-watering in their area which was flooding CDD property.  
57

58 **FOURTH ORDER OF BUSINESS**

**ADA Website Compliance Proposal  
Discussion**

59  
60  
61 The Board received a presentation from Jeremy Horelick, with ADA Site  
62 Compliance, Inc., regarding their proposal to provide website accessibility services for  
63 the District. Following the discussion, the Board requested that Mr. Steady review  
64 sections 5, 8 and 9 of the proposed contract and also asked Mr. Cox to discuss liability  
65 status of the District if they hire ADA Site Compliance to make the website accessible.  
66

67 **FIFTH ORDER OF BUSINESS**

**Consideration of Appointments to  
Open Board Supervisor Seats**

68  
69  
70 The Board approved to appoint Jennifer Murray to the vacant seat # 1 with a  
71 term of 2018-2022. Mr. Cox administered the Oath of Office to Ms. Murray.  
72

On a Motion by Ms. Macsuga, seconded by Mr. Lemons, with all in favor, the Board of Supervisors appointed Jennifer Murray to Seat 1 with a term of 2018-2022, for the Panther Trails Community Development District.

73  
74 The Board reviewed the applicant submissions for the vacant Supervisor seat #3  
75 and requested that staff invite all applicants to the March 14, 2019 meeting for further  
76 consideration.  
77

78 **SIXTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Special  
Meeting held on November 19, 2018**

79  
80  
81  
82 Mr. Cox presented the November 19, 2018 Board of Supervisor meeting  
83 minutes.  
84

On a Motion by Ms. Macsuga, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the November 19, 2018 minutes of the Board of Supervisors' special meeting, as presented, for the Panther Trails Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Regular  
Meeting held on December 13, 2018**

Mr. Cox presented the December 13, 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 December 13, 2018 minutes of the Board of Supervisors' regular meeting, as presented, for the Panther Trails Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Operation &  
Maintenance Expenditures for  
November 2018**

Mr. Cox presented the Operation and Maintenance expenditures for November 2018 for Board ratification. The total of \$96,219.20 was lowered to \$64,636.80 due to the removal of three entrees that would not be required to be in the report.

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 November 2018 (\$64,636.80) for the Panther Trails Community Development District.

**NINTH ORDER OF BUSINESS**

**Staff Reports (Continued)**

**A. District Counsel**

Not present.

Mr. Cox informed the Board that, per information received from Mr. Steady, the process of trying to change the name of Panther Trails CDD to Carriage Pointe CDD was similar to starting a new CDD.

Mr. Cox informed the Board of the history of the County permit violation and how the County has once again mandated that the District appear at a Magistrate Hearing on February 1, 2019 along with the developer to resolve the Phase II Brazilian Pepper Tree removal requirement. The Board requested an email update to the Board as soon as a decision was reached.



**B. Clubhouse Manager**

Ms. Teixeira provided an update report to the Board. She discussed how the vendor, DKI, had been at the Clubhouse to assess the water intrusion and that a report was forthcoming; how one of three new marque signs will be replaced; and that a basketball event is scheduled for March 16, 2019.

**C. District Manager**

Mr. Cox reminded the Board that their next meeting was scheduled for February 14, 2019 at 5:30 p.m. The Board requested that District Management cancel this meeting. Mr. Cox noted that the next regular meeting was scheduled for March 14, 2019 at 5:30 p.m.

Mr. Cox reviewed the action item list and provided a financial update to the Board.

Mr. Cox presented information regarding the status of the pool pumps and explained a proposal received from Andrews Pool Service to renovate the current pump design for \$11,500. The Board discussed and authorized the Chairman to approve a proposal once additional research was conducted on the proposed fix design.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors authorized the Chairman to approve a proposal once additional research was conducted on the proposed design, for the Panther Trails Community Development District.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Macsuga and the Board discussed the empty lot owned by the District and concluded to try to sell the lot if possible.

Ms. Macsuga requested that staff obtain a trash can for the mail kiosk area.

Ms. Macsuga requested an update of the TECO streetlight near the kiosk.

Ms. Macsuga requested an update as to why the HCSO off-duty shifts were not being filled.

**ELEVENTH 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 8:15 p.m. for the Panther Trails Community Development District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

DRAFT

## Tab 3

# PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

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

## **Operation and Maintenance Expenditures December 2018 For Board Approval**

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

The total items being presented: **\$40,625.76**

Approval of Expenditures:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Vice Chairperson

\_\_\_\_\_  
Assistant Secretary

# Panther Trails Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2018 Through December 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	001985	13173567	A/C Maintenance Services 11/18	\$ 635.00
Aquatic Systems, Inc.	002013	0000429791	Monthly Lake & Wetland Services 12/18	\$ 1,373.00
Blake Wanecski dba Poop 911	002017	2425808	9 Stations Emptied 11/18	\$ 213.52
BOCC	002004	6919533420 11/18	11796 Ekker Rd and Lift Station 11/18	\$ 238.50
Bright House Networks	001986	040845301111918	Clubhouse Phone/Internet/Cable 12/18	\$ 329.84
Carrie Jo Macsuga	001989	CM111918	Board of Supervisors Meeting 11/19/18	\$ 200.00
Damon August Cornett	002003	44879	Final Payment 12/18	\$ 2,580.00
Dragonfly Home Services	002016	120718 Dragon	Clubhouse Cleaning 12/03/18	\$ 245.00
FAB Technologies LLC dba Fastsigns	001987	112818 Deposit	Down Payment for Sign 11/18	\$ 2,165.50
Florida Department of Revenue	002014	Sales Tax 11/18	Sales & Use Tax 11/18	\$ 20.27
Hillsborough Co Sheriff's Office	002015	34557	Admin Fees & Mileage Acct#248558 11/18	\$ 114.75
Jeffrey L Stout	002008	Stout 11/25/18	Off Duty Deputy 11/25/18	\$ 120.00
Jeffrey M Carson	002022	Carson 11/20/18	Off Duty Deputy 11/20/18	\$ 120.00
Jennifer L. Murray	001991	JM111918	Board of Supervisors Meeting 11/19/18	\$ 200.00
Joshua K. Davis	002021	Davis 11/23/18	Off Duty Deputy 11/23/18	\$ 120.00
M. C. Building Services, LLC	002006	4290	Electrical Services 11/18	\$ 495.00
NVirotec Pest Control Services, Inc.	002007	162809	Acct# 6967 Pest Control 11/18	\$ 72.00
Performance Painting Contractors, Inc	001992	7591	Clean and Paint Playground 11/18	\$ 1,797.00
Republic Services of Florida, LP	001994	0696-000767759	Disposal Service 12/18	\$ 221.90
Rizzetta & Company, Inc	001993	INV00000036634	District Management Fees 12/06	\$ 4,841.67
Rizzetta Amenity Services, Inc.	001995	INV00000000005618	Actual Bi-Weekly Payroll & Employee Ins Reim 11/18	\$ 4,256.54
Rizzetta Amenity Services, Inc.	002018	INV00000000005647	Amenity -Cell & Auto 11/18	\$ 64.28
Rizzetta Technology Services, LLC	001996	INV00000003948	Website Hosting Services 12/18	\$ 100.00
Robert James Klocksieben	002005	R.Klockseiben 11/28/18	Off Duty Deputy 11/18	\$ 120.00
Site Masters of Florida, LLC	001997	112918-1	Rebuilt and Re-installed Skimmer 11/18	\$ 2,400.00
Sunrise Landcare	001998	104463	Fertilizer/Pest Control - Ekker & Symmes 10/18	\$ 750.00
Sunrise Landcare	001998	104464	Fertilizer/Pest Control - Phase 2 10/18	\$ 612.00

## Panther Trails Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2018 Through December 31, 2018

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sunrise Landcare	002009	104547	Ekker & Symmes Ground Maintenance 11/18	\$ 3,699.00
Sunrise Landcare	002019	104548	PT PH2 Grounds Maintenance and Irrigation 12/18	\$ 2,072.66
Tampa Electric Company	002020	Summary Bill 11/18	Summary Bill 11/18	\$ 10,248.33
Yudelkis Mitchell	001990	YM111918	Board of Supervisors Meeting 11/19/18	\$ <u>200.00</u>
<b>Report Total</b>				<b>\$ <u>40,625.76</u></b>

# PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

---

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

## **Operation and Maintenance Expenditures January 2019 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2019 through January 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$79,475.79**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Panther Trails Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2019 Through January 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ABM Building Services, LLC	002023	13296264	A/C Maintenance Services 12/18	\$ 635.00
ABM Building Services, LLC	002079	13419032	A/C Maintenance Services 01/19	\$ 635.00
Andrews Family Pool Service, LLC	002056	12 Deposit	Deposit Pool Pump System	\$ 5,750.00
Andrews Family Pool Service, LLC	002080	227	Pool Service 1/19	\$ 1,100.00
Aquatic Systems, Inc.	002081	0000432603	Monthly Lake & Wetland Services 1/19	\$ 1,373.00
Blake Wanecski dba Poop 911	002052	2467044	9 Stations Emptied 12/18	\$ 213.52
BOCC	002051	6919533420 12/18	11796 Ekker Rd and Lift Station 12/18	\$ 190.19
Brian Noland	002065	Noland 1/11/19	Off Duty Deputy 1/11/19	\$ 120.00
Brian Noland	002033	Noland 12/10/18	Off Duty Deputy 12/10/18	\$ 120.00
Brian Noland	002033	Noland 12/12/18	Off Duty Deputy 12/12/18	\$ 120.00
Bright House Networks	002082	040845301011819	Clubhouse Phone/Internet/Cable 02/19	\$ 367.39
Bright House Networks	002025	040845301122018	Clubhouse Phone/Internet/Cable 01/19	\$ 332.79
Burr & Forman LLP	002026	1051155	Legal Services 10/18	\$ 1,510.46
Burr & Forman LLP	002057	1055703	Legal Services 11/18	\$ 660.00
Burr & Forman LLP	002047	1061139	Legal Services 12/18	\$ 1,470.00
Cardno, Inc.	002027	512740	Professional Services through 12/14/18	\$ 1,575.34
Cardno, Inc.	002083	513640	Professional Services through 01/18/19	\$ 930.00
Carrie Jo Macsuga	002062	CM011019	Board of Supervisors Meeting 1/10/19	\$ 200.00
Carrie Jo Macsuga	002031	CM121318	Board of Supervisors Meeting 12/13/18	\$ 200.00
Clean Sweep Supply Co., Inc.	002058	00203006	Janitorial Supplies 1/19	\$ 242.45
DAD Services	002060	2011	Benches/Trash Can Install 12/20/18	\$ 392.50
Dragonfly Home Services	002085	011719 Dragon	Clubhouse Cleaning 01/19	\$ 245.00
Dragonfly Home Services	002030	121718 Dragon	Clubhouse Cleaning 12/17/18	\$ 245.00
Dragonfly Home Services	002043	123118 Dragon	Clubhouse Cleaning 12/18	\$ 245.00
FAB Technologies LLC dba Fastsigns	002048	2160-1937	Balance for Sign 11/18	\$ 2,165.50
Fitness Logic, Inc.	002049	86449	Service Call 1/19	\$ 1,087.00
Fitness Logic, Inc.	002084	86668	Quarterly Fitness Equip Maint 01/19	\$ 125.00



# Panther Trails Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2019 Through January 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Department of Revenue	002050	Sales Tax 12/18	Sales & Use Tax 12/18	\$ 33.35
Frank Anthony Tagliarini	002073	Tagliarini 010619	Patrol 1/6/19	\$ 120.00
Hillsborough Co Sheriff's Office	002061	35003	Admin Fees & Mileage Acct#248558 12/18	\$ 93.88
Jeffrey L Stout	002046	Stout 12/21/18	Off Duty Deputy 12/21/18	\$ 120.00
Jennifer L. Murray	002064	JM011019	Board of Supervisors Meeting 1/10/19	\$ 200.00
Jennifer L. Murray	002032	JM121318	Board of Supervisors Meeting 12/13/18	\$ 200.00
Joe A. Conteh	002059	Conteh 011719	Off Duty Deputy 01/17/19	\$ 120.00
Julie L. Seale	002040	Seale 11/10/18	Off Duty Deputy 11/10/18	\$ 120.00
NVirotec Pest Control Services, Inc.	002044	164914	Acct# 6967 Pest Control 12/18	\$ 72.00
NVirotec Pest Control Services, Inc.	002086	166878	Acct# 6967 Pest Control 01/19	\$ 72.00
Office Dynamics	002034	00027682	Books Copied and Bound 12/18	\$ 41.96
Office Dynamics	002066	00027830	Books Copied and Bound 1/19	\$ 36.56
Panther Trails CDD	002075	012319PT	Transfer funds to Suntrust to Replenish Debit Card	\$ 2,000.00
Panther Trails CDD	CD164	Debit Card	Debit Card Replenishment	\$ 754.98
Peter's Pressure Washing	002067	1469	Community Side Walk Deep Cleaning 1/19	\$ 157.40
PNC Equipment Finance	002035	298092	Equipment Lease - Golf Cart 01/19	\$ 199.00
PNC Equipment Finance	002087	331918	Equipment Lease - Golf Cart 02/19	\$ 199.00
Republic Services of Florida, LP	002037	0696-000773412	Disposal Service 01/18	\$ 220.64
Republic Services of Florida, LP	002088	0696-000779827	Disposal Service 02/19	\$ 218.62
Ricky DeBoliac	002029	Deboliac 111218	Off Duty Deputy 11/12/18	\$ 120.00
Ricky DeBoliac	002029	Deboliac 120518	Off Duty Deputy 12/05/18	\$ 120.00
Rizzetta & Company, Inc	002036	INV00000037489	District Management Fees 1/19	\$ 4,841.67
Rizzetta & Company, Inc	002068	INV0000037894	Annual Dissemination Services	\$ 6,000.00
Rizzetta Amenity Services, Inc.	002038	INV0000000005674	Actual Bi-Weekly Payroll & Employee Ins Reim 12/18	\$ 4,655.42
Rizzetta Amenity Services, Inc.	002045	INV0000000005705	Actual Bi-Weekly Payroll & Employee Ins Reim 12/18	\$ 3,013.85
Rizzetta Amenity Services, Inc.	002053	INV0000000005735	Actual Bi-Weekly Payroll & Employee Ins Reim 1/19	\$ 3,867.35
Rizzetta Amenity Services, Inc.	002069	INV0000000005765	Amenity -Cell & Auto 12/18	\$ 65.29

# Panther Trails Community Development District

## Paid Operation & Maintenance Expenditures

January 1, 2019 Through January 31, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Amenity Services, Inc.	002089	INV0000000005792	Actual Bi-Weekly Payroll & Employee Ins Reim 01/25/19	\$ 2,835.23
Rizzetta Technology Services, LLC	002039	INV00000004034	Web & Email Hosting 1/19	\$ 100.00
Ryan Cooper	002028	Cooper 12/11/18	Off Duty Deputy 12/11/18	\$ 120.00
Spencer Andrews	002070	Andrews 011019	Off Duty Deputy 01/10/19	\$ 120.00
Stephen Andrews	002024	201	Monthly Pool Maintenance 12/18	\$ 1,100.00
Sunrise Landcare	002054	104665	Fertilizer/Pest Control - Ekker & Symmes 11/18	\$ 1,300.00
Sunrise Landcare	002054	104666	Fertilizer/Pest Control - Phase 2 11/18	\$ 959.00
Sunrise Landcare	002090	104763	Ekker & Symmes Grounds Maintenance 01/19	\$ 3,699.00
Sunrise Landcare	002090	104764	PT PH2 Grounds Maintenance and Irrigation 01/19	\$ 2,072.66
Sunrise Landcare	002071	104900	Supply Hose and Locks	\$ 77.50
Sunrise Landscape	002072	104901	Sod Replacement 1/19	\$ 6,699.00
Tampa Electric Company	002055	Summary Bill 12/18	Summary Bill 12/18	\$ 9,742.29
Terminix Processing Center	002091	380717028	Pest Control 11/18	\$ 46.00
Terminix Processing Center	002041	381664465	Pest Control 12/18	\$ 46.00
Terminix Processing Center	002091	382407905	Pest Control 01/19	\$ 46.00
Willie Lemons Jr	002074	WL011019	Board of Supervisors Meeting 1/10/19	\$ 200.00
Willie Lemons Jr	002042	WL121318	Board of Supervisors Meeting 12/13/18	\$ 200.00
Yudelkis Mitchell	002063	YM011019	Board of Supervisors Meeting 1/10/19	\$ 200.00
<b>Report Total</b>				<b><u>\$ 79,475.79</u></b>

## Tab 4

THIS INSTRUMENT PREPARED  
BY AND RETURN TO:

Scott I. Steady, Esq.  
Burr & Forman LLP  
201 N Franklin Street, Suite 3200  
Tampa, Florida 33602

ABOVE SPACE RESERVED FOR  
RECORDING PURPOSES ONLY

**UPDATED LIEN OF RECORD  
AND  
DISCLOSURE OF PUBLIC FINANCING  
OF THE PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT**

The Panther Trails Community Development District (the “**District**”) is a local unit of special purpose government of the State of Florida, established under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, and Hillsborough County Ordinance No. 03-23, as amended by Ordinance No. 04-21. The legal description of the lots encompassed within the District is attached hereto as **Exhibit A**.

Notice is hereby given that the District enjoys governmental liens of record on the property within the District described in the attached Exhibit A. Such liens are coequal with the lien of all state, county, district and municipal taxes and superior in dignity to all other liens, titles and claims until paid pursuant to Section 170.09 of the Florida Statutes. The District's lien secures the payment of special assessments levied in accordance with the Florida Statutes, which in turn secure the payment of the District's bonds as described in further detail in this Disclosure.

Pursuant to Section 190.009 of the Florida Statutes, the District is required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by the District. The District has previously recorded certain Liens of Record and Disclosure of Public Financing of Panther Trails Community Development District in the public records of Hillsborough County to fulfill this requirement. This 2019 Updated Lien of Record and Disclosure of Public Financing and the District's publicly available records are intended to update any Lien of Record and Disclosure with additional information relating to the District's public financing.

**Disclosure of Public Financing**

The District is empowered by Chapter 190 of the Florida Statutes to plan, finance, construct, operate and maintain, for the benefit of its residents, certain community-wide infrastructure facilities and services (the “**Infrastructure**”). A current summary of the Infrastructure that the District maintains is included in this Disclosure.

The improvements of and maintenance to Infrastructure are funded in part by the District's issuance and sale of tax-exempt bonds. On March 18, 2005, the Circuit Court of the Thirteenth Judicial Circuit of the State of Florida, in and for Hillsborough County, Florida, entered a Final Judgment

validating the District's ability to issue an aggregate principal amount not to exceed \$35,000,000 in Revenue Bonds.

In March, 2015, the District issued its \$5,200,000 Special Assessment Revenue Bonds, Series 2015 (the "**2015 Bonds**") to be issued to provide funds to (i) finance the construction of the Series 2015 Project, which included roadways, stormwater system, water and sewer facilities, etc. associated with the development of Phase 2 within the District, and (ii) fund the 2015 Bonds reserve account. Pursuant to Chapters 170, 190, and 197 of the Florida Statutes, the District adopted Resolution 2015-05 (the "**Series 2015 Assessments**") to secure the 2015 Bonds.

In December, 2018, the District issued its \$1,770,000 Senior Special Assessment Refunding Bonds, Series 2018A-1 and \$635,000 Subordination Special Assessment Refunding Bonds, Series 2018A-2 (the "**2018 Bonds**") to (i) fund the 2018 Bonds reserve accounts, and (ii) pay and defease all of the District's Special Assessment Revenue Bonds, Series 2011, which Series 2011 Bonds had funded the acquisition of the District's Recreational Facility. Pursuant to Chapters 170, 190 and 197 of the Florida Statutes, the District adopted Resolutions 2019-05 and 2019-08 (the "**Series 2018 Special Assessments**") to secure the 2018 Bonds.

The Series 2015 Bonds and 2018 Bonds and interest due thereon are payable solely from and secured by the levy of non-ad valorem assessments against lands within the District that benefit from the construction, acquisition, establishment and operation of the District's Improvements (the "**Debt Assessments**"). The Debt Assessments pertaining to the 2015 Bonds and 2018 Bonds are comprised of the Series 2015 and 2018 Special Assessments, which are levied and collected by the District pursuant to Section 190.022 of the Florida Statutes.

The schedule of annual debt service obligations of a particular parcel that must be defrayed by the Debt Assessments will depend upon the size and type of property. A copy of the District's assessment methodologies for the Debt Assessments are available for review in the District's public records. Additionally, the District adopts annual operations and maintenance assessments (the "**O/M Assessment**") to fund the District's operations and maintenance activities. The O/M Assessment is determined and calculated annually by the Board after it has adopted its operations and maintenance budget for the year. The Debt Assessment and O/M Assessment are billed and collected in the same manner as are county ad valorem taxes.

All owners of property located within the District are obligated to pay to the District the Debt Assessment, O/M Assessment and any outstanding special assessments that the District has levied or will levy in the future. Prospective purchasers of property within the District should contact the District Manager to determine the outstanding assessments for that property.

**A property owner's failure to pay the District's assessments may result in the property owner's loss of title.**

### **Disclosure of Maintenance of Improvements**

The District is responsible for the maintenance of certain Improvements within the District including the landscaping in the common areas, the irrigation of the landscaping, the entrance monumentation, and the amenity center. The District is also responsible for the maintenance of stormwater management system features including curb drains, swales, inlets, and stormwater ponds.

### **Additional Information/Public Records**

All District Board meetings are open to the public and are noticed in a local newspaper. Consistent with the State's public records laws, District records are available for public inspection during normal business hours. Elected Board members are bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under State ethics laws. This Disclosure provides a summary of the District's public financing and maintenance of Improvements and is subject to supplementation and clarification by the District's public records and other sources from which this information is derived. For additional information, please contact the District Manager at: Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, FL 33614; 813-514-0400 or visit [www.rizzetta.com](http://www.rizzetta.com).

**IN ADDITION TO LIEN RIGHTS DESCRIBED IN PUBLICLY AVAILABLE DISTRICT MATERIAL, INCLUDING RECORDED DOCUMENTS RELATING TO THE IMPOSITION OF SPECIAL ASSESSMENTS BY THE DISTRICT, THIS INSTRUMENT ALSO CONSTITUTES A LIEN OF RECORD FOR PURPOSES OF CHAPTER 197 OF THE FLORIDA STATUTES AND ALL OTHER APPLICABLE PROVISIONS OF THE FLORIDA STATUTES AND ANY OTHER APPLICABLE LAW.**

*[Remainder of page intentionally left blank; signature page follows.]*

**IN WITNESS WHEREOF**, this Updated Lien of Record and Disclosure of Public Financing by the Panther Trails Community Development District has been executed as of the \_\_\_\_\_ day of January, 2019, and will be recorded in the official records of Hillsborough County, Florida.

**PANTHER TRAILS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name

Name: \_\_\_\_\_

\_\_\_\_\_  
Witness

Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA**

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of January, 2019, by \_\_\_\_\_, as \_\_\_\_\_ of the Panther Trails Community Development District, who is personally known to me or has produced a Florida Drivers License as identification.

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## **EXHIBIT A**



## Tab 5

THIS INSTRUMENT PREPARED  
BY AND RETURN TO:

Scott I. Steady, Esq.  
Burr & Forman LLP  
201 N Franklin Street, Suite 3200  
Tampa, Florida 33602

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RECORDING PURPOSES ONLY

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The improvements of and maintenance to Infrastructure are funded in part by the District's issuance and sale of tax-exempt bonds. On March 18, 2005, the Circuit Court of the Thirteenth Judicial Circuit of the State of Florida, in and for Hillsborough County, Florida, entered a Final Judgment

validating the District's ability to issue an aggregate principal amount not to exceed \$35,000,000 in Revenue Bonds.

In September, 2016, the District issued its \$3,325,000 Special Assessment Refunding Note, Series 2016 (the "**2016 Refunding Note**") to be used to provide funds to (i) fund the 2016 Refunding Note reserve fund, and (ii) pay and defease all of the District's Special Assessment Revenue Bonds, Series 2005 (the "**2005 Bonds**"), which 2005 Bonds funded the construction of the District's improvement in Phase I within the District. Pursuant to Chapters 170, 190 and 197 of the Florida Statutes, the District adopted Resolution 2016-09 (the "**Series 2016 Assessments**") to secure the 2016 Refunding Note.

In December, 2018, the District issued its \$1,770,000 Senior Special Assessment Refunding Bonds, Series 2018A-1 and \$635,000 Subordination Special Assessment Refunding Bonds, Series 2018A-2 (the "**2018 Bonds**") to (i) fund the 2018 Bonds reserve accounts, and (ii) pay and defease all of the District's Special Assessment Revenue Bonds, Series 2011, which Series 2011 Bonds had funded the acquisition of the District's Recreational Facility. Pursuant to Chapters 170, 190 and 197 of the Florida Statutes, the District adopted Resolutions 2019-05 and 2019-08 (the "**Series 2018 Special Assessments**") to secure the 2018 Bonds.

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stormwater management system features including curb drains, swales, inlets, and stormwater ponds.

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**IN ADDITION TO LIEN RIGHTS DESCRIBED IN PUBLICLY AVAILABLE DISTRICT MATERIAL, INCLUDING RECORDED DOCUMENTS RELATING TO THE IMPOSITION OF SPECIAL ASSESSMENTS BY THE DISTRICT, THIS INSTRUMENT ALSO CONSTITUTES A LIEN OF RECORD FOR PURPOSES OF CHAPTER 197 OF THE FLORIDA STATUTES AND ALL OTHER APPLICABLE PROVISIONS OF THE FLORIDA STATUTES AND ANY OTHER APPLICABLE LAW.**

*[Remainder of page intentionally left blank; signature page follows.]*

**IN WITNESS WHEREOF**, this Updated Lien of Record and Disclosure of Public Financing by the Panther Trails Community Development District has been executed as of the \_\_\_\_\_ day of January, 2019, and will be recorded in the official records of Hillsborough County, Florida.

**PANTHER TRAILS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name

Name: \_\_\_\_\_

\_\_\_\_\_  
Witness

Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA**

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of January, 2019, by \_\_\_\_\_, as \_\_\_\_\_ of the Panther Trails Community Development District, who is personally known to me or has produced a Florida Drivers License as identification.

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## Tab 6

**Aquatic Systems, Inc.**  
LAKE & WETLAND MANAGEMENT SERVICES



## Panther Trails CDD Waterway Inspection Report

---

**Reason for Inspection:** Routine Scheduled - Monthly

**Inspection Date:** 2/4/2019

**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. 33<sup>rd</sup> Street, Pompano Beach, FL 33069

1-800-432-4302



## Site: 1



### Comments: Site looks good

Pond #1 looked good during inspection. Previous Cattail development has mostly decomposed into the pond and will continue to be monitored for any regrowth. Native vegetation along the perimeter and within the littoral shelf looked great. Shoreline weeds were treated on 1/21/19.

## Site: 2



### Comments: Site looks good

No issues were observed within Pond #2 during inspection. Native plant material along the perimeter and within the littoral shelf remain healthy and thriving and will be promoted during our routine visits.



## Site: 3



### Comments: Site looks good

Pond #3 displayed positive results following algaecide application on 1/7/19 as no algae was visible during inspection. Native aquatic vegetation remains healthy and thriving around the perimeter.

## Site: 5



### Comments: Normal growth observed

New development of shoreline filamentous algae was identified within Pond #5 following treatment of surface algae on 1/7/19. Treatment will be performed during our upcoming maintenance visit.



## Site: 6



### Comments: Site looks good

Pond #6 looked good during inspection. Native vegetation is minimal but in good health and will be promoted throughout our scheduled visits.

## Site: 8



### Comments: Site looks good

No issues were observed within Pond #8 during inspection. A native aquatic planting would increase the aesthetic view of Pond #5, as well as reduce incoming nutrient. A proposal will be generated for your next convenient board meeting.



**Site: 9**



**Comments:** Normal growth observed

Pond #9 was identified with minor Pennywort and Alligator weed along the shoreline, which will be treated during our upcoming maintenance visit. Native Duck Potato looked to be healthy along the shoreline.

**Site: 12**



**Comments:** Site looks good

Pond #12 had displayed some incredible growth of native aquatic vegetation along the perimeter, which was identified as Pickerelweed, Duck Potato, and Gulf Spikerush. These plants will reduce nutrient impact, sturdy the shorelines, increase habitat for wildlife, and increase the overall look of the pond.



## Site: 13



### Comments: Site looks good

No issues were observed within Pond #13 during inspection. Native plant vegetation looked to be in fairly deep water and struggling. Vegetation will be monitored.

## Site: 16



### Comments: Site looks good

Water levels remain higher than usual, but acceptable within Pond #16. Native Duck Potato was identified in high water, although it looked healthy.

**Management Summary**

Overall, the ponds within the Panther Trails CDD continue to display positive results following routine visits targeting invasive weeds, algae, and submersed vegetation. All of the ponds inspected on 2/4 looked great with healthy water clarity and native vegetation. Although Pond #4 was not inspected, we have been treating it with a nutrient abatement product to reduce the impact the nutrient levels are having on the submersed Slender Spikerush and algae development. Native aquatic vegetation within Pond #12 looked great during inspection with large healthy Duck Potato and Pickerelweed.

There was minimal algae present within the Ponds at Panther Trails CDD displaying the good quality of water throughout the storm water retention system. Storm water systems are designed to prevent flooding by being the lowest point in the area allowing water to collect and be held away from homes and businesses. As the water heads downhill toward the pond it collects excess nutrients, oils, soaps, nutrient rich sediments, and other detritus, which all settle within the pond. Most of these products contain phosphorus and nitrogen compounds, which fuel algal growth. Controlling algae using algaecide applications is a manageable practice and allows for the health of a pond to remain somewhat stable. Once the nutrient level within the pond reaches a certain point an algaecide application can no longer control the algae as it produces quicker than it can be treated. This eutrophication of a pond is typical with longer lived ponds and can be somewhat reset using a nutrient abatement product such as Alum (aluminum sulfate). Ideally, filtering the storm water before it enters deep water through upland plantings or aquatic vegetation will prolong the life of a pond and reduce chemical treatments.

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.

**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.
- Monitor Pond #4 for Slender Spikerush.
- Treat algae within Pond #4 and continue to add Alum to reduce nutrients.
- Continue to promote the native aquatic vegetation throughout the community.
- Treat minor Pennywort and Alligator weed within Pond #9.
- Monitor Pond #1 for Cattail development within the littoral shelf.

THANK YOU FOR CHOOSING ASI!





## **Tab 7**

# PANTHER TRAILS

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## FIELD INSPECTION REPORT



January 29, 2019  
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 February, all St. Augustine turf shall receive an application of 16-0-8 fertilizer along with a pre-emergent herbicide.
- ❑ Treat all active fire ant mounds throughout the property. Once mound is dead, mound must be raked out to expose turf.
- ❑ As a reminder, all Spanish Moss must be removed from all CDD-maintained trees during the dormant months (per contract). This will include all Crape Myrtles and other smaller trees in their entirety if tree is 15' or below. This must be done prior to the spring flush on deciduous trees.
- ❑ As a reminder and noted in No. 29 in January 4<sup>th</sup>'s report, after freezing temperatures have passed, all Petite Salmon Oleander along Symmes need to be reduced to a rejuve cut.

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.

1. It is difficult to tell, but the fact there is dead fruit that is not fully developed on this Queen Palm outside the gym MAY indicate the presence of Lethal Bronzing, fka TPPD. However, it may be last year's fruit that has since died and not fallen. We will continue to monitor this palm, but may want to consider including this, and all other Queen Palms around the pool deck and tennis courts in an OTC inoculation program. (Pic 1)



2. Is turf on the back side of the tennis courts getting the same amount of water as other St. Augustine? It is a completely different color. (Pic 2)



3. Although not related to landscape/irrigation maintenance, there is an electrical box on the north side of the tennis courts that has voids all around its perimeter (ankle breaker ... almost mine!) I'd like Sunrise to scoop up a bucket of dirt and fill in these voids. (Pic 3>)
4. Crews need to hand remove all dead St. Augustine runners that has been sprayed in the past and died on the north side of the tennis courts.





# Clubhouse, Ekker Road South

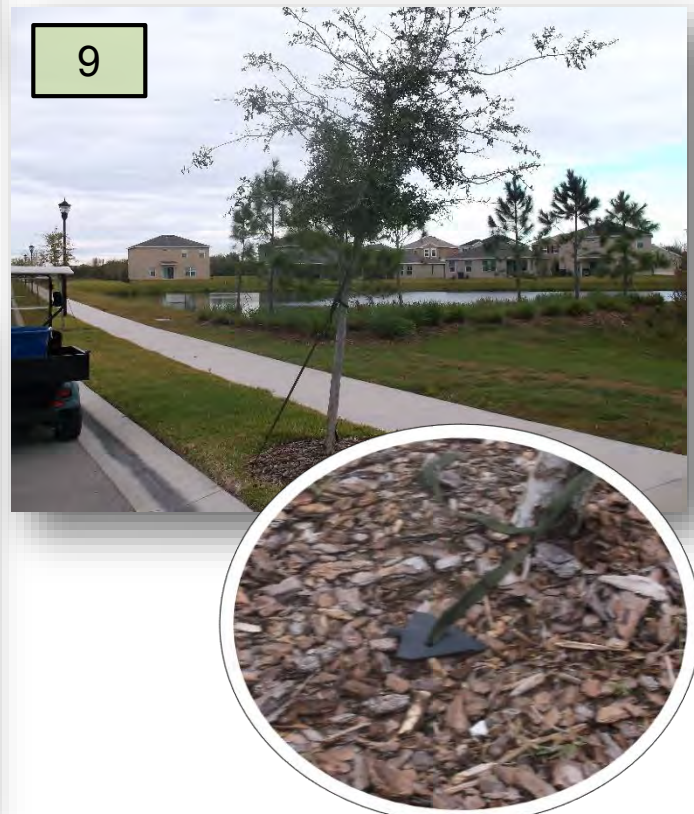
5. Spot treat weeds in the turf outside the gym.
6. Monitor a sizeable patch of turf near the Lifesaver rings on the south side of the pool deck. Turf around the pool deck has been on the uptick for quite some time now except for this patch.
7. Is there something (fungal) occurring on the Loropetalum planted around the flag pole? I tried scraping it off thinking it was a spray residue, but it would not come off. Inspect and diagnose and report back. (Pic 7)



8. More curblin turf continues to worsen along Ekker Road south of the clubhouse on both sides. What has Green Corps diagnosed here and what are they treating it for? (Pic 8)



9. I have asked in January 4<sup>th</sup>'s report when all trees along Ekker south will be straightened and re-staked. As of this date, I have not received a response. However, many trees (with straps) are still leaning. I do not have much faith in the small anchor at the end of these straps holding a tree in place. (Pic 9)





10. There are now the same symptoms occurring in the turf on the back side of the sidewalk approaching Grand Kempston as are along the back side of the Ekker curb. Chinch bugs often start near concrete (warmth) and move outward. Is this new or old chinch bug damage? Is it being treated? (Pic 10)



11. An attempt was made to straighten a larger Oak on the back side of the Grand Kempston west outbound monument. However, it was not successful and needs to be re-visited. Even if root pruning and machinery is necessary in order to perform this task, that can be a billable item. (Pic 11)



12. On the north side of Pond 6, west of Grand Kempston west, there is a large area where Brazilian Pepper is encroaching onto CDD-maintained turf. This needs to be cleared per contract.

13. What is the ETA for the two Oak replacements on the south side of Grand Kempston west? This tree is hardy up to Zone 8 so concern over cold weather should not be an issue.

14. The Muhly Grasses at the Lift Station on Ekker south need to be cut to a low mound going into spring.

15. There are also many trees along Ekker that have short straps still hanging from the tree limbs. These need to be removed.

16. The sideyard hedge lines at Barnsley Reserve need to be soft-edged and weeded. Additionally, they need to be maintained at a consistent height.

17. Make sure all tree rings along Ekker south are being defined and weeded.

18. Although it's been reported that tree staking is an on-going process, I don't understand why the same trees every month are still leaning. As stated in Item 11, this task may require a small machine to pull tree straight after a bit of root pruning has taken place on the wide side of the lean. If that is the case, inform the District and we will go from there, but these trees cannot continue to lean. It will definitely require a more substantial anchor system.

19. Remove large thistle weeds around fire hydrant heading north on Ekker south.

20. Remove lodge poles and strapping from Pines surrounding the wetland plantings on the east side of Ekker south.

21. Green Corps spray stakes are being left in the ground too long. The same stakes I saw in January 4<sup>th</sup> inspection are still in place.

22. Remove Oak suckers from the Oaks on the outbound side of Rothbury Hills.



# Ekker North, Tar Hollow

23. It doesn't appear the Knockout Roses have been trimmed or treated (fungicide/fertilizer, etc.). When will this occur?
24. Treat dollar weed & other broadleaf weeds on the Ekker north median.
25. Also spot treat weeds in the Ekker east ROW turf.
26. Look into applying Liquid Copper, or other suitable fungicide, onto the Dwarf India Hawthorn on the Tar Hollow cul-de-sac.. Much of it is getting full of Lichen which will lead to a defoliation and eventual early death. Report back plan.
27. Leaving Tar Hollow and heading north on Ekker, just before the first curb inlet, there is a sizeable patch of rough turf that needs to be diagnosed and treated accordingly.
28. Between the first and second curb inlets on Ekker heading north from Tar Hollow, there may be an irrigation issue as is displayed by sediment running across the sidewalk. There is another instance of this approximately 20' away. Inspect and make necessary repairs/adjustments. (Pic 28)



29. Going into spring, cut back all Bottlebrush along the Ekker side fences by at least 1/3 to generate new, fuller growth. It may be necessary to replace a few that have never flourished.
30. As noted in the Summary section at the beginning of this report, all Spanish Moss needs to be removed up to 15' in all CDD-maintained trees and all smaller trees in their entirety up to 15'. (Pic 30)



31. Heading north on Ekker about 30' past the trash receptacle, there is a completely dead patch of turf that needs to be removed and replaced. It is not clear as to the cause of its decline. (Pic 31)





32. There is another fence slat missing from between the 5<sup>th</sup> & 6<sup>th</sup> house south of Carriage Pt. Dr. on the east side of Ekker.
33. Inspect the turf on the back side of the sidewalk on the east side of Ekker due north of Carriage Pt. Dr. it is off-color from the rest of the turf in that area.
34. Make sure that during the off-mow weeks during this dormant period when mowing only occurs every other week, that clearing of all sidewalks and other detail work is occurring. There seems to be a lot of debris on sidewalks and as mentioned previously, I do not see where Spanish Moss removal has commenced.
35. Maintain Awabuki Viburnum at a consistent height at the Ferry Beach entrance. They appear to be much more successful on the inbound side, so find a median height on that side and selectively prune plants to encourage fuller growth. Those on the outbound side are smaller and for the time being, need to be maintained slightly smaller, but in time, with aggressive pruning, will even out to match the others.
36. Has Sunrise or Green Corps looked into providing a drenching program on several Magnolias throughout the property that aren't thriving? If not, we need to have such a program.
37. Remove any completely dead Gold Mound in front of the Ferry Beach entrance monument.
38. Treat dollar weed in the west ROW turf at the Ekker entrance.



# PANTHER TRAILS

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## FIELD INSPECTION REPORT



February 20, 2019  
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 March, all Ornamentals and Palms shall receive applications of 8-10-10 & 8-2-12+4Mg fertilizers, respectively.
- ❑ **Beginning March 1, mowing reverts back to a weekly schedule.**
- ❑ Treat all active fire ant mounds throughout the property. Once mound is dead, mound must be raked out to expose turf.
- ❑ As a reminder, all Spanish Moss must be removed from all CDD-maintained trees during the dormant months (per contract). This will include all Crape Myrtles and other smaller trees in their entirety if tree is 15' or below. This must be done prior to the spring flush on deciduous trees.

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.

1. **Going back to the June 2018 report, a proposal was requested for the drenching of struggling Magnolias throughout the community. In the response, it stated "proposal forthcoming". This was never received.**
2. The Queen Palms in the corner of the pool deck have been pruned (too much, in my opinion). The ones in the corner of the tennis courts have not. Those are what Queen Palms should look like. The situation is a little different for the pool deck, as the crown may interfere with the decking, however, it is important for palms to retain as much of their green fronds as possible.
3. What is the ETA for the installation of plant materials in previously approved proposals? When completed, mulch needs to be completed in the back corner of the pool deck. (Pic 3>)
4. **There may be a broken irrigation head or sliced dripline spraying over the sidewalk in the totlot area. Make necessary repairs. (Pic 4>)**

5. I've asked Sunrise to apply a couple bags of playground mulch near the HC access to the mulched totlot adjacent to the gate. (Pic 5)





# Ekker Road South, Rothbury Hills

6. I'm still concerned about the spots along the back sides of the curbing up and down both sides of Ekker south. These have continued to worsen since first being reported.

7. **The two new Oaks south of Grand Kempston west have been installed.**

8. Spot treat the very visible weeds in the grassy areas between the Pine plantings on either side of the wetland approaching Grand Kempston from the south. (see below)



9. Hand remove the large thistle weeds in the large turf area on the outbound lanes of Grand Kempston east.

10. New home construction has commenced on the first two lots of Rothbury Hills. The fence has been relocated (it appears as indicated by the CDD's irrigation spray heads now on the HOUSE side of the fence) closer to Ekker Road (Pic 10a) and much of the drip irrigation has been pulled up and is lying across the remaining plant material. (Pic 10b>) On the outbound side, all the palms are quickly turning a bronze color and drooping the oldest fronds. (Pic 10c>) This may or may not be related to Lethal Bronzing or it may also be related to torn up irrigation.





# Ekker North, Ferry Beach, Symmes, Overflow Parking

11. Spot treat weeds in the Ekker east ROW turf leading up to Tar Hollow from the south.
12. As a reminder to Sunrise, prune back many, if not all, Bottlebrush along the Ekker fence line by at least a 1/3 to promote new growth and consistent height.
13. Underneath one of the Crape Myrtles on the median approaching Carriage Pointe Dr., remove a flourish of weeds resembling African Weed Orchid.
14. Selectively prune the Awabuki Viburnum on both sides of the Ferry Beach entrance to maintain at a consistent height and to generate new, compact growth.
15. **The adjacent property to the east of Carriage Pointe has run a large, blue, rigid pipe across the eastern ROW of Symmes to drain their property into the ditch starting near Ferry Beach. This is preventing proper mowing from taking place. We need to contact the developer of that property to have it removed. (Pic 15)**
17. Palm debris is being left in the beds below for too long. These need to be removed during every maintenance visit. Additionally, most palms along Symmes still need to have seed pods removed.
18. Heading west on Symmes Rd. remove a lot of previously sprayed grassy weeds from the base of a Magnolia. Also we still need to have a flat bottom formed on our Bottlebrush Trees.
19. Most of the Bottlebrush and many of the Crape Myrtles along Symmes have a tremendous amount of Ball Moss and lichen growth covering the twigs and limbs, which may cause the trees not to form leaves. Leaves feed the tree. Sunrise to apply Liquid Copper, or other suitable fungicide, to stop the growth of this plant and allow the trees to thrive.
20. Staff will call the county to come and straighten a leaning "Right Turn Lane" sign nearing the Ekker Road entrance as well as the broken "Bike Lane" sign at the south end of the property. (Pic 20)



16. We need to make attempts to get the Sandankwa Viburnum hedge along the Symmes Rd. fence line even. The shorter plants need to receive additional fertilizer with a larger "N" component and selective pruning needs to be done to the taller plants.
21. On the Symmes Rd. side of the sidewalk west of the Ekker entrance, keep the Cardboard Palm bed clean and defined.
22. Make sure overflow parking area and area northward are mowed each visit.



# Proposals

1. Sunrise to Install and Invoice at least one (1), if not three (3), Dwarf India Hawthorn in the front of the clubhouse. (Pic 1)



## Tab 8



## **Panther Trails Community Development District (CDD)**

Carriage Pointe Clubhouse

11796 Ekker Road • Gibsonton, FL • 33534

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

### **January 2019 Clubhouse Operations/Maintenance Updates:**

- We currently have 1036 registered cards.
- We currently have 366 registered phase 1 households and
- 307 registered phase 2 households.
- 4 Clubhouse rentals for a total of \$600
- Marquees signs was installed in January 11<sup>th</sup>
- Dad Services fixed the plumbing issues in the handicap bathroom.
- Contacted Brenda Butler regarding new schedules for the OFF-DUTY Patrol.
- Contacted Teco January 16<sup>th</sup>, regarding the light pole installation at the
- Mail box station.
- Contacted Hillsborough County concerning the Ekker Rd potholes.
- Peter pressure washed the CDD empty lot sidewalk.
- Andrew Aqua services will commence work for the pool on Monday February 3<sup>rd</sup> and will be completed February 15<sup>th</sup>.
- Fitness Logic replaced power inlet, power switch circuit breaker, and lower control board on the treadmills.

### **Event / Program Updates:**

- Planning Basketball tournament with local church groups March 16<sup>th</sup>
- Sent out email blast reminding the residents of the upcoming community yard sale.
- Brainstorming for Easter, event booked for April 21<sup>st</sup>.



## **Panther Trails Community Development District (CDD)**

Carriage Pointe Clubhouse

11796 Ekker Road • Gibsonton, FL • 33534

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

## **February 2019 Clubhouse Operations/Maintenance Updates:**

- We currently have 1043 registered cards.
- We currently have 374 registered phase 1 households and
- 317 registered phase 2 households.
- 3 Clubhouse rentals for a total of \$450
- Did new schedules for the OFF-DUTY Patrol requesting for them to park the car by the clubhouse late in the evening.
- Teco replaced two light poles on Ekker Road and they scheduled to install a new light pole by the mailbox in March.
- Scheduled for DKI to work on the clubhouse wall between March 18th and April 1<sup>st</sup>.
- Hillsborough County fixed the Ekker Rd potholes.
- Andrew Aqua services is waiting on the city to commence the work on the pool pumps.
- Danny from DSNI fixed the access timing on our gate and fitness center.
- Contacted Hillsborough County regarding street sign and potholes that need to be repaired.

## **Event / Program Updates:**

- Planning a community bash in June.
- Having yard sale April 13th.
- Having Easter party April 21<sup>st</sup>.

## Tab 9

[illegible]