



Rizzetta & Company

Panther Trails Community Development District

**Board of Supervisors' Meeting
September 12, 2019**

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

www.panthertrailscdd.org

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT AGENDA

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
	Daniel Smith	Assistant Secretary
	Jacquelyn Nelson	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

September 4, 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, September 12, 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 Minutes of the Board of Supervisors' Meeting held on August 8, 2019..... Tab 1
 - B.** Consideration of Operation & Maintenance Expenditures for July & August 2019..... Tab 2
- 4. BUSINESS ITEMS**
 - A.** Discussion of Fences on CDD Property
 - B.** Discussion of Brazilian Pepper Tree Removal Tab 3
 - C.** Discussion of Pool Status
 - D.** Consideration of Insurance Proposal Tab 4
- 5. STAFF REPORTS**
 - A.** Presentation of Monthly Maintenance Inspection Reports
 1. Pond Report..... Tab 5
 2. Field Inspection Report..... Tab 6
 - B.** District Counsel
 - C.** District Engineer
 - D.** Amenities Manager
 1. Clubhouse Report..... Tab 7
 - E.** District Manager
 1. Action Items List Tab 8
 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

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, August 8, 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	Board Supervisor, Chairman
Jennifer Murray	Board Supervisors, Vice Chairman
Jacquelyn Nelson	Board Supervisor, Assistant Secretary
Judy Mitchell	Board Supervisor, Assistant Secretary
Daniel Smith	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Co., Inc.
Scott Steady	District Counsel, Burr Forman LLP (via conf. call)
Helena Teixeira	Amenities Manager
Will Williams	Assistant Amenities Manager
Patrick Bell	Field Services Manager, Rizzetta & Co., Inc.
Sam Andrews	Representative, Andrews Aquatic Systems
Ron Raines	Representative, Duval Landscaping
Carl Koegler	Representative, Duval Landscaping
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

Discussion of Pool Services

The Board received an update of the status of the pool from Mr. Sam Andrews with Andrews Aquatic Service. Mr. Andrews explained the issues associated with the algae and the filters. He explained to the Board that in order to keep this pool in proper maintenance, he would need to perform maintenance 5 days per week versus the current 3. He indicated that with that level of service, he would ensure that there would be no issue with black algae and the he would be able to keep the filters clear of obstructions.

On a Motion by Ms. Murray, seconded by Mr. Smith, with all in favor, the Board of Supervisors authorized the Chairman to review and approve a forthcoming 5 days-per-week proposal from Andrews Aquatic Service and to approve a forthcoming proposal to conduct a separate pool cleaning, for the Panther Trails Community Development District.

Mr. Andrews informed the Board that if the proposed cleaning does resolve the current algae issue, the Board will not be charged.

The Board received an update from Mr. Andrews regarding the development of cracks in the pool shell. He recommended that the pool be evaluated to determine if the cracks were a structural issue. Mr. Cox indicated that he has been in contact with the insurance company and they also indicated that the pool requires evaluation to determine if the cracks are structural issues or cosmetic. The Board provided guidance for Mr. Cox to initiate actions to have the pool evaluated.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Field Inspection Report

The Board received a Field Inspection update from Mr. Patrick Bell with Rizzetta as well as Ron Raines and Carl Koegler with Duval Landscaping, regarding the current status of the landscape work in the community and the efforts made to bring it into shape. The Board members expressed their concerns regarding the condition of the landscaping and the sod along Ekker Road. Mr. Raines and Mr. Koegler indicated they will prepare an estimate for sod replacement at only the cost of the sod.

On a Motion by Mr. Smith, seconded by Ms. Nelson, with four in favor, and Ms. Murray opposed, the Board of Supervisors approved to have staff continue to monitor the work by Duval and approved to put Duval in a 60 day probationary period; to revisit the topic with Duval at the October CDD meeting; and authorized the Chairman to review and approve the forthcoming sod proposal, for the Panther Trails Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular
Meeting held on June 13, 2019**

Mr. Cox presented the June 13, 2019 Board of Supervisor meeting minutes.

On a Motion by Ms. Murray, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the June 13, 2019 minutes of the Board of Supervisors' regular meeting, as presented, for the Panther Trails Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of the Operation &
Maintenance Expenditures for May &
June 2019**

Mr. Cox presented the Operation and Maintenance expenditures for May & June 2019 for Board ratification.

On a Motion by Ms. Murray, seconded by Ms. Macsuga, with all in favor, the Board of Supervisors approved to ratify the payment of the invoices in the May 2019 Operations & Maintenance Expenditures report (\$51,192.33), for the Panther Trails Community Development District.

On a Motion by Mr. Smith, seconded by Ms. Macsuga, with all in favor, the Board of Supervisors approved to ratify the payment of the invoices in the June 2019 Operations & Maintenance Expenditures report (\$70,442.68), for the Panther Trails Community Development District.

SEVENTH ORDER OF BUSINESS

**Discussion of Fences on CDD
Property**

The Board received an update from staff regarding the residential fences that were constructed on CDD owned property and whose owners had been previously instructed to remove. Mr. Cox presented a memo from District Counsel which explained his position on the topic. The Board received audience comments regarding the pending decision regarding the fence removals. One of the audience members was the attorney for the Carriage Pointe HOA who was invited by Ms. Murray and who voiced opposition to the opinion of the CDD District Counsel.

The Board discussed the issue and approved for staff to take appropriate actions to direct the residents to remove the fences from CDD property.

On a Motion by Mr. Smith, seconded by Ms. Nelson, with all in favor, the Board of Supervisors approved for staff to take appropriate actions to direct the residents to remove the fences from CDD owned property, for the Panther Trails Community Development District.

EIGHTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2019-2020 Final Budget

Mr. Cox explained the budgeting process in place to finalize the approval of the final budget for the next fiscal year and requested a motion from the Board to open the duly noticed public hearing for the Proposed Budget for Fiscal Year 2019-2020.

On a Motion by Ms. Macsuga, seconded by Mr. Smith, with all in favor, the Board of Supervisors opened the Public Hearing, for the Panther Trails Community Development District.

The Board received comments from the audience.

Mr. Cox asked for a motion to close the public hearing.

On a Motion by Mr. Macsuga, seconded by Mr. Smith, with all in favor, the Board of Supervisors closed the Public Hearing, for the Panther Trails Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2019-12; Adopting Fiscal Year 2019-2020 Final Budget

The Board did not make any changes to the proposed budget and adopted the resolution to adopt the budget.

On a Motion by Ms. Macsuga, seconded by Ms. Nelson, with all in favor, the Board of Supervisors adopted Resolution 2019-12; Adopting Fiscal Year 2019-2020 Final Budget, for the Panther Trails Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2019-13; Imposing Special Assessments

On a Motion by Ms. Macsuga, seconded by Ms. Nelson, with all in favor, the Board of Supervisors adopted Resolution 2019-13; Imposing Special Assessments, for the Panther Trails Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2019-11; Setting Fiscal Year 2019-2020 Meeting Schedule

On a Motion by Ms. Nelson, seconded by Mr. Smith, with all in favor, the Board of Supervisors adopted Resolution 2019-11; Setting Fiscal Year 2019-2020 Meeting Schedule, for the Panther Trails Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of ADA Website Accessibility Proposals

The Board reviewed the proposals from three vendors to perform website hosing and website ADA accessibility services.

On a Motion by Ms. Macsuga, seconded by Mr. Smith, with all in favor, the Board of Supervisors approved the Campus Suites proposal, for the Panther Trails Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Pond Planting Proposals

On a Motion by Ms. Macsuga, seconded by Ms. Nelson, with all in favor, the Board of Supervisors approved the Aquatic Systems planting proposal for pond #4 in the amount of \$1,539.00, for the Panther Trails Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Aquatic Systems Proposals

This item was tabled.

FIFTEENTH ORDER OF BUSINESS

Consideration of Brazilian Pepper Tree Removal Proposal

This item was tabled.

SIXTEENTH ORDER OF BUSINESS

Staff Reports (Continued)

A. Monthly Aquatic Report

The Board reviewed the monthly pond maintenance report from Aquatic Systems.

B. District Counsel

Not present.

C. District Engineer

Not present.

D. Clubhouse Manager

The Board received a Clubhouse Report from Helena Teixeira. She explained that painting work was scheduled for the clubhouse walls.

E. District Manager

Mr. Cox reminded the Board that the September 12, 2019 at 5:30 p.m. but it was determined yet if this meeting would be canceled or not.

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

The Board asked staff to develop a minor tree design plan for the CDD owned lot.

The Board asked staff to determine final status of the Sunrise sodding issue.

The Board requested staff to find out who moved the model home fences.

The Board wants Ms. Teixeira to proceed with getting Notary.

The Board requested Mr. Cox to find out what is going on with FHP and their failure to respond to scheduling requests.

SEVENTEENTH ORDER OF BUSINESS Supervisor Requests

Ms. Macsuga requested that staff not cancel the September 12, 2019 meeting at this time.

Ms. Macsuga informed the Board about the meeting held with Deputy Nixon of the Sheriff's Office regarding enforcement of parking on the streets.

Ms. Macsuga requested that Mr. Bell inspect the cul de sac circles in Phase II to assess if they are currently in an acceptable state.

220 Ms. Macsuga informed the Board that Frontier has indicated that they will not be
221 bringing their service into the community.

222
223 Ms. Mitchell informed the Board that she is submitting her resignation from the
224 Board due to job changes.

225

On a Motion by Ms. Macsuga, seconded by Mr. Smith, with all in favor, the Board of Supervisors accepted the resignation of Judy Mitchell, for the Panther Trails Community Development District.

226
227 **EIGHTEENTH ORDER OF BUSINESS Adjournment**

228
229 Mr. Cox requested a motion to adjourn the meeting unless there was any further
230 business to come before the Board.

231

On a Motion by Ms. Macsuga, seconded by Mr. Smith, with all in favor, the Board of Supervisors adjourned the meeting at 8:16 p.m. for the Panther Trails Community Development District.

232
233
234
235
236 _____
Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures July 2019 For Board Approval

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

The total items being presented: **\$48,433.95**

Approval of Expenditures:

____Chairperson

____Vice Chairperson

____Assistant Secretary

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2019 Through July 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
ABM Building Services, LLC	002318	14081880	A/C Maintenance Services 07/19	\$ 635.00
Andrews Family Pool Service, LLC	002319	296	Pool Service 07/19	\$ 1,100.00
Aquatic Systems, Inc.	002320	0000449706	Monthly Lake & Wetland Services 07/19	\$ 1,400.00
BOCC	002303	6919533420 06/19	11796 Ekker Rd and Lift Station 06/19	\$ 773.42
Bright House Networks	002295	040845301062619	Clubhouse Phone/Internet/Cable 07/19	\$ 371.02
Burr & Forman LLP	002321	1101358	Legal Services 06/19	\$ 300.00
Cardno, Inc.	002310	518618	Professional Services through 06/28/19	\$ 1,558.92
Clean Sweep Supply Co., Inc.	002322	00205073	Janitorial Supplies 07/19	\$ 102.70
DCSI, Inc.	002296	25808	Access Key Tags	\$ 1,158.00
DCSI, Inc.	002300	25820	Access Gate Service 07/02/19	\$ 370.00
DLTD Solutions Inc	002287	0002012	Admin/Scheduling Fee for June 9,16,22-23	\$ 180.00
DLTD Solutions Inc	002301	0002027	Admin/Scheduling Fee for June 30, 2019	\$ 45.00
Dragonfly Home Services	002299	070119DRAGON	Clubhouse Cleaning Weeks of 06/24/19-07/07/19	\$ 375.00
Dragonfly Home Services	002312	071519DRAGON	Clubhouse Cleaning Weeks of 07/08/19-07/15/19	\$ 375.00
Duval Landscape Maintenance, LLC	002323	1564	General Landscape Maintenance - 07/19	\$ 6,080.25
Duval Landscape Maintenance, LLC	002297	1627	Tree Replacement 06/19	\$ 575.00
Duval Landscape Maintenance, LLC	002297	1628	Flower Change Out 06/19	\$ 148.00

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2019 Through July 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Duval Landscape Maintenance, LLC	002297	1659	Irrigation Repairs 07/19	\$ 395.00
Duval Landscape Maintenance, LLC	002323	1750	Fertilization & Pest Control - 07/19	\$ 78.00
Fitness Logic, Inc.	002311	44532	Service Call 07/12/19	\$ 681.98
Fitness Logic, Inc.	002288	89890	Quarterly Fitness Equip Maint 07/19	\$ 125.00
Fitness Logic, Inc.	002298	90018	Parts 07/19	\$ 46.00
Florida Department of Revenue	002302	06/19	Sales & Use Tax 06/19	\$ 60.72
NVirotect Pest Control Services, Inc.	002289	178061	Acct# 6967 Pest Control 06/19	\$ 72.00
Panther Trails CDD	2309	071719 Sun	Initial Deposit to Merchant Account	\$ 5.00
Panther Trails CDD	CD171	Debit Card	Debit Card Replenishment	\$ 524.57
PNC Equipment Finance	002324	514946	Equipment Lease - Golf Cart 07/19	\$ 199.00
Republic Services of Florida, LP	002291	0696-000809217	Disposal Service 07/19	\$ 275.15
Republic Services of Florida, LP	002325	0696-000815292	Disposal Service 08/19	\$ 273.57
Rizzetta & Company, Inc	002290	INV00000041533	District Management Fees 07/19	\$ 4,841.67
Rizzetta & Company, Inc	002304	INV0000041730	Mass Mailing 06/19	\$ 928.41
Rizzetta Amenity Services, Inc.	002292	INV00000000006409	Actual Bi-Weekly Payroll & Employee Ins Reimburse 06/19	\$ 4,526.60
Rizzetta Amenity Services, Inc.	002305	INV00000000006442	Amenity -Cell & Auto 06/19	\$ 137.72
Rizzetta Amenity Services, Inc.	002305	INV00000000006471	Actual Bi-Weekly Payroll & Employee Ins Reim 07/12/19	\$ 6,303.45

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2019 Through July 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta Technology Services, LLC	002293	INV00000004550	Website Hosting Services 07/19	\$ 100.00
Saundra Lee, Inc	002294	0002013	Security for June 9,16,22-23	\$ 900.00
Saundra Lee, Inc	002306	0002028	Security for June 30, 2019	\$ 225.00
Sunrise Landcare	002307	105523	Fertilizer/Pest Control - Ph 2	\$ 812.00
Tampa Electric Company	002308	Summary Bill 06/19	Summary Bill 06/19	\$ 10,893.59
Terminix Processing Center	002313	384190350	Pest Control 03/19	\$ 48.00
Terminix Processing Center	002326	387822180	Pest Control 07/19	\$ 48.00
Times Publishing Company	002314	792868-07/05/19	Legal Advertising AD#792898-07/05/19	\$ 386.21
Report Total				<u>\$ 48,433.95</u>

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9428 CAMDEN FIELD PARKWAY · RIVERVIEW, FLORIDA 33578

Operation and Maintenance Expenditures August 2019 For Board Approval

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

The total items being presented: **\$49,369.45**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Andrews Family Pool Service, LLC	002349	301	Pool Service 08/19	\$ 2,640.00
Aquatic Systems, Inc.	002350	0000452681	Monthly Lake & Wetland Services 08/19	\$ 1,400.00
Blake Wanecski dba Poop 911	002342	2767935	9 Stations Emptied 06/19	\$ 213.52
Blake Wanecski dba Poop 911	002342	2822224	9 Stations Emptied 07/19	\$ 213.52
BOCC	002336	6919533420 07/19	11796 Ekker Rd and Lift Station 07/19	\$ 694.70
Bright House Networks	002327	040845301072619	Clubhouse Phone/Internet/Cable 08/19	\$ 370.77
Burr & Forman LLP	002351	1106986	Legal Services 07/19	\$ 120.00
Cardno, Inc.	002352	519763	Professional Services through 08/16/19	\$ 1,926.20
Carrie Jo Macsuga	002337	CM080819	Board of Supervisors Meeting 08/08/19	\$ 200.00
Daniel J Smith II	002344	DS080819	Board of Supervisors Meeting 08/08/19	\$ 200.00
DCSI, Inc.	002328	25931	Monitoring Services - Quarterly Invoice	\$ 74.97
Dragonfly Home Services	002329	072919DRAGON	Clubhouse Cleaning Weeks of 07/22/19-07/29/19	\$ 375.00
Dragonfly Home Services	002347	081219DRAGON	Clubhouse Cleaning Weeks of 08/05/19-08/12/19	\$ 375.00
Duval Landscape Maintenance, LLC	002353	1984	General Landscape Maintenance - 08/19	\$ 6,080.25
Duval Landscape Maintenance, LLC	002353	2093	Fertilization & Pest Control - 08/19	\$ 1,288.00
Duval Landscape Maintenance, LLC	002346	2294	Tree Removal	\$ 1,265.63
Duval Landscape Maintenance, LLC	002353	2328	Irrigation Repairs 08/19	\$ 325.00

Panther Trails Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2019 Through August 31, 2019

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Department of Revenue	002335	07/19	Sales & Use Tax 07/19	\$ 58.76
Jacquelyn Nelson	002340	JN080819	Board of Supervisors Meeting 08/08/19	\$ 200.00
Jennifer L. Murray	002339	JM080819	Board of Supervisors Meeting 08/08/19	\$ 200.00
NVirotect Pest Control Services, Inc.	002330	180348	Acct# 6967 Pest Control 07/19	\$ 72.00
Office Dynamics	002341	00029338	Books Copied and Bound 08/19	\$ 52.21
PNC Equipment Finance	002354	545379	Equipment Lease - Golf Cart 09/19	\$ 200.00
Rizzetta & Company, Inc	002331	INV000000042329	District Management Fees 08/19	\$ 4,841.67
Rizzetta Amenity Services, Inc.	002332	INV00000000006503	Actual Bi-Weekly Payroll & Employee Ins Reim 07/26/19	\$ 4,711.53
Rizzetta Amenity Services, Inc.	002343	INV00000000006534	Amenity -Cell & Auto 07/19	\$ 59.15
Rizzetta Amenity Services, Inc.	002343	INV00000000006563	Actual Bi-Weekly Payroll & Employee Ins Reim 08/09/19	\$ 5,539.50
Rizzetta Amenity Services, Inc.	002355	INV00000000006595	Actual Bi-Weekly Payroll & Employee Ins Reim 08/23/19	\$ 4,610.86
Rizzetta Technology Services, LLC	002333	INV00000004635	Web & Email Hosting 08/19	\$ 100.00
Tampa Electric Company	002345	Summary Bill 07/19	Summary Bill 07/19	\$ 10,330.42
Terminix Processing Center	002348	388652610	Pest Control 08/19	\$ 48.00
Times Publishing Company	002334	792868-07/12/19	Legal Advertising AD#792868-07/12/19	\$ 382.79
Yudelkis Mitchell	002338	YM080819	Board of Supervisors Meeting 08/08/19	\$ 200.00

Report Total

\$ 49,369.45

Tab 3

SERVICES QUOTATION

PROPERTY NAME: Panther Trails CDD
CONTRACT DATE: July 24, 2019
SUBMITTED TO: Greg Cox
SUBMITTED BY: Nick Viles

PROJECT SUMMARY: SOLitude Lake Management is pleased to submit this proposal to perform 4,057 linear feet of vegetation cutback in two (2) conservation areas at Panther Trails (map attached).

SPECIFICATIONS:

1. Contractor will mulch in place Brazilian Pepper growth as well as associated underbrush for a clean, manageable appearance.
2. Contractor maintenance is to occur from the current maintained grass line up to 30 feet into the conservation area where applicable.
**Soft ground may not allow for a full 30 foot depth of cutting in some areas*
3. Contractor will perform a final sweep of the area for any larger vegetation debris.
4. Contractor materials: 4WD truck, skid steer with forestry mulching package, dump trailer and various hand tools.

GENERAL TERMS:

1. Contractor is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Contractor is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for site specific water quality management prescriptions, and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our clients' lakes and ponds as part of an overall integrated pest management program.
4. Contractor guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract **will meet or exceed all of the contractor's** legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Contractor will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Contractor is certified in Stormwater BMP (Best Management Practice) Inspection and Maintenance, and is a Certified Compliance Inspector of Water (CCIS).
7. Contractor is a National Stormwater Center Certified Stormwater Inspector.
8. All fountain and aerator work will be performed by factory certified electrical and mechanical service and repair technicians.
9. All electrical work performed as part of the above fountain and aerator maintenance service will be done in accordance with all state and local codes, by a person licensed to perform such work.
10. Contractor will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
11. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the forgoing at his expense.
12. Contractor is dedicated to environmental stewardship in all of its work and maintains a diligent program to recycle all plastic containers, cardboard, paper and other recyclable wastes generated through the performance of our contract work.
13. Contractor will maintain general liability and workman's compensation insurance.
14. The customer agrees to pay penalties and interest in the amount of 2% per month for all past due invoices and related account balances in excess of 30 days past due from the due date as specified by the contract and as stated on the relevant invoice presented to the customer.
15. The customer covenants and agrees to pay reasonable attorney's fees and all other related costs and expenses of SOLitude Lake Management® for collection of past due invoices and account balances and for any other actions required to remedy a material breach of this contract.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



CONTRACT PRICE: \$ 45,000.00

PAYMENT TERMS:

1. A deposit of 50% of the contract price will be due upon approval of the contract.
2. The remaining 50% balance will be payable upon completion of the contract work. For any work completed or materials in storage on the customer's behalf at the end of each month, the contractor will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid.
3. Remit Payment To: 1320 Brookwood Drive, Suite H, Little Rock, AR 72202

APPROVED:

(Authorized Signature) Panther Trails CDD

(Print Name and Title)

(Date)

SOLitude Lake Management®



Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

Tab 4



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Panther Trails Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 650 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

**Panther Trails Community Development District
c/o Rizzetta & Company
12750 Citrus Park Lane Suite 115
Tampa, FL 33625**

Term: October 1, 2019 to October 1, 2020

Quote Number: 100119636

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$1,649,260
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$6,500

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery		Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$8,280

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile
X	Section II B1	Business Income	\$1,000,000 in any one occurrence
X	Section II B2	Additional Expenses	\$1,000,000 in any one occurrence
X	FIA 120	Active Assailant(s)	\$1,000,000 in any one occurrence

CRIME COVERAGE

Description	Limit	Deductible
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

COVERAGES	SYMBOL	LIMIT	DEDUCTIBLE
LIABILITY	N/A	Not Included	Not Included
HIRED NON OWNED LIABILITY	8,9	\$1,000,000	\$0
PERSONAL INJURY PROTECTION	5	STATUTORY	\$0
AUTO MEDICAL PAYMENTS	N/A	Not Included	Not Included
UNINSURED MOTORISTS/ UNDERINSURED MOTORISTS	N/A	Not Included	Not Included
AUTO PHYSICAL DAMAGE	N/A	Not Included	Not Included

Symbol 8, 9 Hired Non-Owned Autos only

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

**Panther Trails Community Development District
c/o Rizzetta & Company
12750 Citrus Park Lane Suite 115
Tampa, FL 33625**

Term: October 1, 2019 to October 1, 2020

Quote Number: 100119636

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$8,280
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,331
Public Officials and Employment Practices Liability	\$2,819
TOTAL PREMIUM DUE	\$14,430

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PROPERTY VALUATION AUTHORIZATION

Panther Trails Community Development District
c/o Rizzetta & Company
12750 Citrus Park Lane Suite 115
Tampa, FL 33625

QUOTATIONS TERMS & CONDITIONS

- 1. Please review the quote carefully for coverage terms, conditions, and limits.
- 2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
- 3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
- 4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
- 5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
- 6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- | | | | |
|-------------------------------------|--------------------------|--------------|--------------------------|
| <input checked="" type="checkbox"/> | Building and Content TIV | \$1,649,260 | As per schedule attached |
| <input checked="" type="checkbox"/> | Inland Marine | \$6,500 | As per schedule attached |
| <input type="checkbox"/> | Auto Physical Damage | Not Included | |

Signature: _____ Date: _____

Name: _____

Title: _____



Property Schedule

Schedule Items Effective As of: 10/01/2019

Panther Trails Community Development District

Policy No.: 100119636

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
1	Fence/Wall all arriound District	2005	10/01/2019	\$100,000	\$100,000
	8109 Symmes Rd	Joisted masonry	10/01/2020		
	Gibsononton FL 33534				
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
2	Irrigation System	2005	10/01/2019	\$50,000	\$50,000
	8109 Symmes Rd	Pump/Lift Station	10/01/2020		
	Gibsononton FL 33534				
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
3	Pool Furniture in the Open	2014	10/01/2019		\$16,000
	11796 Ekker Road	Property in the Open	10/01/2020	\$16,000	
	Gibsononton FL 33534				
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
4	Recreational Court & Lights	2011	10/01/2019	\$27,184	\$27,184
	11796 Ekker Road	Electrical equipment	10/01/2020		
	Gibsononton FL 33534				
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
5	Recreational Court & Lights	2011	10/01/2019	\$16,850	\$16,850
	11796 Ekker Road	Electrical equipment	10/01/2020		
	Gibsononton FL 33534				
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
6	Recreational Fence	2011	10/01/2019	\$6,796	\$6,796
	11796 Ekker Road	Non-Combustible	10/01/2020		
	Gibsononton FL 33534				
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
7	Fence (Wrought Iron) @ Clubhouse	2011	10/01/2019	\$14,593	\$14,593
	11796 Ekker Road	Frame	10/01/2020		
	Gibsononton FL 33534				

Sign: _____

Print Name: _____

Date: _____



Property Schedule

Schedule Items Effective As of: 10/01/2019

Panther Trails Community Development District

Policy No.: 100119636

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
8	Perimeter Wall		2005	10/01/2019	\$19,430		
	11796 Ekker Road Gibsonton FL 33534		Joisted masonry	10/01/2020		\$19,430	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
9	Fence		2005	10/01/2019	\$2,660		
	11796 Ekker Road Gibsonton FL 33534		Masonry Non - Combustible	10/01/2020		\$2,660	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
10	Pool - In Ground		2011	10/01/2019	\$275,907		
	11796 Ekker Road Gibsonton FL 33534		On-Ground Liquid Storage Tank	10/01/2020		\$275,907	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
11	Playground Equipment		2011	10/01/2019	\$52,700		
	11796 Ekker Road Gibsonton FL 33534		Non-Combustible	10/01/2020		\$52,700	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
12	Decorative Lights		2005	10/01/2019	\$31,200		
	11796 Ekker Road Gibsonton FL 33534		Electrical equipment	10/01/2020		\$31,200	
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
13	Clubhouse		2011	10/01/2019	\$660,000		
	11796 Ekker Rd Gibsonton FL 33534		Joisted masonry	10/01/2020	\$80,000	\$740,000	
	Cross gable			Asphalt shingles			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
14	2 Benches		2015	10/01/2019	\$799		
	11796 Ekker Rd Gibsonton FL 33534		Non-Combustible	10/01/2020		\$799	

Sign: _____

Print Name: _____

Date: _____

**Panther Trails Community Development District**

Policy No.: 100119636

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
15	Pump Station		2014	10/01/2019	\$6,000		
	Ekker Rd & Tar Hollow Dr Gibsononton FL 33534		Pump/Lift Station	10/01/2020			\$6,000
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
16	4 Marquis		2015	10/01/2019	\$800		
	Ekker Rd Gibsononton FL 33534		Non-Combustible	10/01/2020			\$800
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
17	Computer/Security System		2015	10/01/2019	\$10,625		
	11796 Ekker Road Gibsononton FL 33534		Electrical equipment	10/01/2020			\$10,625
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
18	Pool Chair Lifts		2014	10/01/2019	\$5,898		
	11796 Ekker Road Gibsononton FL 33534		Electrical equipment	10/01/2020			\$5,898
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
19	HVAC		2013	10/01/2019	\$52,585		
	11796 Ekker Road Gibsononton FL 33534		Electrical equipment	10/01/2020			\$52,585
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
20	Fitness Equipment		2013	10/01/2019			
	11796 Ekker Road Gibsononton FL 33534			10/01/2020	\$27,116		\$27,116
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
21	Interior Furniture		2013	10/01/2019			
	11796 Ekker Road Gibsononton FL 33534			10/01/2020	\$31,117		\$31,117

Sign: _____

Print Name: _____

Date: _____



Property Schedule

Schedule Items Effective As of: 10/01/2019

Panther Trails Community Development District

Policy No.: 100119636

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
22	Front Monument		2016	10/01/2019	\$50,000		\$50,000
	11796 Ekker Road Gibsonton FL 33534		Non-Combustible	10/01/2020			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
23	Pump Station		2016	10/01/2019	\$6,000		\$6,000
	Various Gibsonton FL 33534		Pump/Lift Station	10/01/2020			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
24	Irrigation,controllers Phase II		2016	10/01/2019	\$50,000		\$50,000
	Various Gibsonton FL 33534		Electrical equipment	10/01/2020			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
25	Fencing- Iron		2016	10/01/2019	\$10,000		\$10,000
	Various Gibsonton FL 33534		Non-Combustible	10/01/2020			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
26	Mail Kiosk		2016	10/01/2019	\$35,000		\$35,000
	11796 Ekker Road Gibsonton FL 33534		Non-Combustible	10/01/2020			
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
27	Patio Furniture		2016	10/01/2019			\$10,000
	11796 Ekker Road Gibsonton FL 33534			10/01/2020	\$10,000		
			Total:	Building Value \$1,485,027		Contents Value \$164,233	Insured Value \$1,649,260

Sign: _____

Print Name: _____

Date: _____



Panther Trails Community Development District

Policy No.: 100119636
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1	EZGo Golf Cart		Rented, borrowed, leased equipment	10/01/2019 10/01/2020	\$6,500	\$1,000
				Total	\$6,500	

Sign: _____ Print Name: _____ Date: _____



INVOICE

Customer	Panther Trails Community Development District
Acct #	500
Date	08/30/2019
Customer Service	Kristina Rudez
Page	1 of 1

Panther Trails Community Development District
c/o Rizzetta & Company
12750 Citrus Park Lane, Suite 115
Tampa, FL 33625

Payment Information	
Invoice Summary	\$ 14,430.00
Payment Amount	
Payment for:	Invoice#9327
100119636	

Thank You

Please detach and return with payment



Customer: Panther Trails Community Development District

Invoice	Effective	Transaction	Description	Amount
9327	10/01/2019	Renew policy	Policy #100119636 10/01/2019-10/01/2020 Florida Insurance Alliance Package - Renew policy Due Date: 8/30/2019	14,430.00

Total

\$ 14,430.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:

Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC

Lockbox 234021 PO Box 84021
 Chicago, IL 60689-4002

(321)233-9939

sclimer@egisadvisors.com

Date

08/30/2019

Tab 5



Panther Trails CDD Waterway Inspection Report

Reason for Inspection: Monthly required

Inspection Date: 8/30/2019

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. 33rd Street, Pompano Beach, FL 33069
1-800-432-4302

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Site: 1

Comments:

Normal growth observed

Minor Chara along the perimeter was identified. Native Gulf Spikerush, Bulrush, and Pickerelweed.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Site: 2

Comments:

Normal growth observed

Minor Terrestrial weeds were observed along the north side of the pond. Open water looked good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Site: 3

Comments:

Normal growth observed

Filamentous algae was observed along the perimeter and floating about the water column. Last treatment was performed on 8/20 targeting algae.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2019



September, 2019

Site: 4

Comments:

Requires attention

substantial algae forming on the surface of the submersed Chara and Slender Spikerush.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2019



September, 2019

Site: 5

Comments:

Site looks good

No issues were observed within the site during inspection. algae was last treated during our visit on 8/20/2019.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Site: 6

Comments:

Site looks good

No issues were observed during inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Site: 7

Comments:

Site looks good

Torpedograss development observed along the wild side of the pond that will require a boat.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



September, 2019



September, 2019

Site: 8

Comments:

Site looks good

No issues were observed during inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Site: 9

Comments:

Normal growth observed

No issues were observed within the site during inspection.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



September, 2019



September, 2019

Site: 10

Comments:

Normal growth observed

Development of submersed Chara (Muskgrass) was observed along the shoreline. Minor shoreline weeds were also observed.

Action Required:

Routine maintenance next visit

Target:

Muskgrass



September, 2019



September, 2019

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 vegetation. During the last few weeks Riverview and the surrounding areas have been receiving large amounts of rainstorms dropping lots of water onto the terrain. As the water travels downhill toward the storm water retention ponds it will pick up and debris or detritus along its path introducing pollutants into the water. This can cause some increase in the number of weeds, algae, or floating vegetation especially when the sun begins to come out in longer periods.

Algae is an unwanted, but a typical occurrence within storm water retention ponds. Irrigation, pet waste, natural nutrient up welling, detritus from the road, and any other external sources of impact are all factors that contribute to what is called non-point source pollution. Non-point source pollution occurs when rains, heavy irrigation, or sometimes natural aquifer flows, wash excess nutrient build up from lawn fertilization, pet waste, landscaping debris, oil, pesticides, naturally occurring nutrient, and other sources of detritus into a retention pond. All factors from non-point source pollution contribute to algae blooms and poor water quality issues.

Pond #1: Minor development of submersed Chara, or Muskgrass, was observed along the perimeter, which will require a treatment to be performed during our next routine maintenance visit. Minor shoreline weeds were also present that will be treated during our next routine maintenance visits.

Pond #2: Minor Terrestrial weeds were observed along the north side of pond #2, which will be treated during our next routine visit. Open water within Pond #2 looked good with no algae or floating vegetation identified.

Pond #3: Moderate algae was observed along the shoreline and floating along the open water, which will be treated during our next routine visit. Positive results are typically evident within 10-14 days following application date.

Pond #4: Continues to display substantial algae formation on top of the submersed Chara and Slender Spikerush, which will be treated during our next routine visit. Results are expected to be minimal. Lake assessment results should be available shortly.

Pond #5: Treatment that was applied on 8/20 had displayed positive results on the treated algae as, during inspection, it had dissipated from the water's surface. No other issues were observed.

Pond #6: No issues were observed. Native vegetation along the shoreline was in good condition and spreading.

Pond #7: Minimal Torpedograss along the wild side of the pond that will require a boat to treat. Treatment will be performed during one of our next routine maintenance visits.

Pond #8: No issues were observed within Pond #8 during inspection.

Pond #9: No issues were observed within Pond #9 during inspection.

Pond #10: Development of submersed Chara (Muskgrass) was observed along the shoreline of Pond #10, which will be treated during our next routine visit. Minor shoreline weeds were also observed that will be treated.

Site	Comments	Target	Action Required
1	Normal growth observed	Shoreline weeds	Routine maintenance next visit
2	Normal growth observed	Shoreline weeds	Routine maintenance next visit
3	Normal growth observed	Surface algae	Routine maintenance next visit
4	Requires attention	Surface algae	Routine maintenance next visit
5	Site looks good	Shoreline weeds	Routine maintenance next visit
6	Site looks good	Shoreline weeds	Routine maintenance next visit
7	Site looks good	Torpedograss	Routine maintenance next visit
8	Site looks good	Shoreline weeds	Routine maintenance next visit
9	Normal growth observed	Shoreline weeds	Routine maintenance next visit
10	Normal growth observed	Muskgrass	Routine maintenance next visit



Tab 6

PANTHER TRAILS

FIELD INSPECTION REPORT



August 6, 2019
Rizzetta & Company
Patrick Bell - Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary, Clubhouse

General Updates, Recent & Upcoming Maintenance Events

- ❑ 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 Crepe 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 Duval 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. On the far eastside of the community along Symmes Rd, there might be an irrigation issue. (pic 1)
2. Across the front of the community along Symmes Rd, remove the dead Oleanders and recommend plants that would do well there.
3. Remove any vines growing on electric poles throughtout in the community. (pic 3)
4. The Viburnum hedge across the front of the community along Symmes Rd needs to be treated for fungus.
5. Continue treatment on the Ornamental grasses throughout the community.
6. Along the sidewalk in the front of the community going toward Ekker Rd from the east, there is a missing valve box cover.
- 7. Remove all the tree staking on all the Palms along the front of the community.**
8. The Magnolia trees in the front of the community need to be removed. (pic 8)



Ekker Road North, Clubhouse

9. Lightly prune the Crepe Myrtles so the limbs are not bending over to touch the ground.

10. There is Cogans grass growing in the Viburnum hedge along the white fence from Ekker Rd west on Symmes Rd.

11. Remove any vines growing up on trees and fence lines. (pic 11)



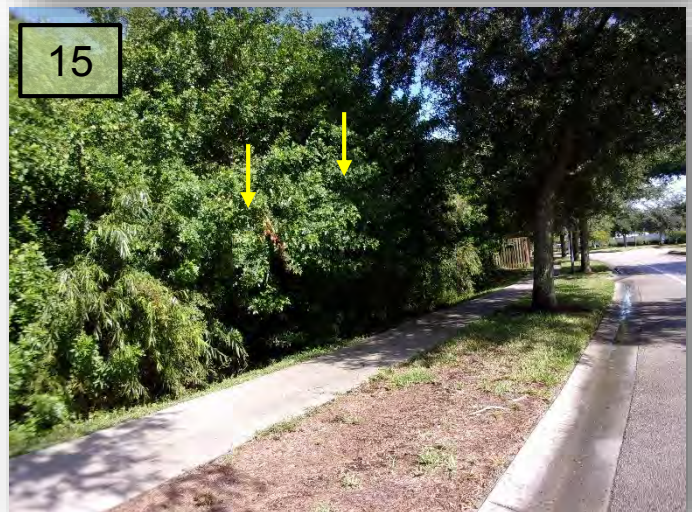
12. The Coontie Palms that are growing in the right of way along Symmes Rd west of Ekker Rd need to be removed and replaced with sod - please put a proposal in for this.(pic 12)

13. Treat the grass growing through the garbage can at the exit side of Ekker Rd and Symmes Rd.

14. Prune the Jasmine in the center island of Ekker Rd Carriage Pointe Dr and remove any weeds.

15. Prune the Brazilin Pepper off the sidewalk going south on Ekker Rd just past the pump station.(pic 15)

16. Going north on Ekker Rd just past the power lines, something ran over one of the Oak trees - get it staked and straightened. (pic 16)



Ekker North, Symmes Rd, Grand Kempston

17. The Jasmine growing on the black fence between the pool and the playground needs to be removed off the fence. (pic 17)

18. Tell the crew to be careful when they turn the mower in wet turf. (pic 18)

19. Remind the crew to spray the landscape bed in the roundabout on Tar Hallow Dr.



Tab 7



Panther Trails Community Development District (CDD)

Carriage Pointe Clubhouse

11796 Ekker Road • Gibsonton, FL • 33534

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

August 2019 Clubhouse Operations/Maintenance Updates:

- We currently have 1191 registered cards.
- We currently have 380 registered phase 1 households and
- 388 registered phase 2 households.
- 2 Clubhouse rentals for a total of \$300
- Touched up paint in clubhouse
- Fixed all the umbrellas on pool deck that was broken from the wind
- Reported hole behind 8103 Rothbury Place
- Hillsborough county repaired potholes on Ekker
- Cleaned up trash in all the ponds in the community
- Pressure washed the fence around pool area
- Have been working on updating our Operations Manual Book
- With a lot of rain we've been cleaning up the mulch by the drain at the playground
- Pool has been closed for the last two weeks. Andrew Aqua is working on it.
- Had a staff meeting about preparations for hurricane season.
- Cleaned all the cob webs by the mailbox.

Event / Program Updates:

Brainstorming on our upcoming holidays events

Getting ready to get notary exams for notary services FOR THE Carriage Pointe Community per the Board of Directors.

Tab 8

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 cleared TECO swale area. Checking on flooding.
1/2/2019	Admin	Hillsborough County Violation Hearing	District Counsel	TBD	TBD	The County has placed the Phase II responsibility with the developer.
5/6/2019	Admin	Vacant Lot Sale	All Staff	TBD	TBD	Working on landscape design for lot
5/6/2019	Admin	Sod Install Not Completed by Sunrise	District Manager/ Field Manager	Sunrise / Duval	9/12/2019	Working with Sunrise and Duval to Settle the Issue
5/6/2019	O&M	Aquatic Systems Status of Plantings	District Manager/ Field Manager	Aquatic Systems	9/12/2019	Aquatic Systems to Provide Update
5/6/2019	O&M	Smelly Pond #14	District Manager/ District Engineer	Aquatic Systems	9/12/2019	Report at meeting
5/6/2019	Admin	Fencing Moved by Model Homes	District Manager/ Amenity Manager	TBD	9/12/2019	Staff to Determine What Happened
5/6/2019	Admin	Residents on Carriage Pointe Drive - Fence over Property Line	District Manager	TBD	9/12/2019	Discussion at Meeting
5/6/2019	Admin	SWFWMD Water Use Violation	District Manager/ District Engineer	TBD	9/12/2019	Coordination with SWFWMD to Modify Permit
6/14/2019	Admin	Helena as Notary Public	RASI	TBD	9/12/2019	Board Approved - Pending
		Completed				
6/14/2019	O&M	Audio System at Pool	District Manager/ Amenity Manager	TBD	9/12/2019	Discussion at Meeting
6/14/2019	Admin	Wooden Home Builder Signage	District Manager/ Amenity Manager	TBD	9/12/2019	Board requested status