



Rizzetta & Company

Panther Trails Community Development District

**Board of Supervisors' Meeting
October 10, 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

October 3, 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, October 10, 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 September 12, 2019 Tab 1
- 4. BUSINESS ITEMS**
 - A.** Discussion of Fence Encroachment
 - B.** Discussion of Pool Maintenance
 - C.** Discussion of Landscape Maintenance
 - D.** Ratification of Well Repair Proposals..... Tab 2
 - E.** Consideration of Second Addendum to Professional District Services Contract Tab 3
 - F.** Consideration of First Addendum for Professional Field Services Contract..... Tab 4
 - G.** Consideration of Pressure Washing Proposal Tab 5
- 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 (under separate cover)
 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, September 12, 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

Also present were:

Greg Cox	District Manager, Rizzetta & Co., Inc.
Greg Woodcock	District Engineer, Cardno
Will Williams	Assistant Amenities Manager
Patrick Bell	Field Services Manager, Rizzetta & Co., Inc.
Ron Raines	Representative, Duval Landscaping

Audience	Present
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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

Ms. Laura Seruchar addressed the Board regarding the pool status.

Mr. Keegan Johnson addressed the Board regarding the flooding at the east entrance; a request for a punching bag in the fitness center; and an issue with the condition of the area at the north end of pond #2.

45 In response to Mr. Johnson's flooding comment, Mr. Woodcock indicated that
46 the entrance was a County issue to resolve and recommended that residents call the
47 Hillsborough County Public Works to make the complaint.

48
49 **THIRD ORDER OF BUSINESS**

Staff Reports

50
51 **A. Field Inspection Report**

52
53 The Board received a Field Inspection update from Mr. Patrick Bell. During the
54 update it was determined that the Jasmine on the pool fence was not to be cut
55 down and that Greg Woodcock would work with Patrick to get him a proper map
56 that he and LMP could use to mark where sod needed to be replaced. On the
57 subject of LMP being put in warning status, Mr. Bell indicated that he was
58 pleased with the progress LMP was making. Ms. Murray inquired about the
59 sidewalk and rutting issue at the front entrance and was informed by Mr. Raines,
60 with LMP, that it was in progress.

61
62 **FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the
Board of Supervisors' Regular
Meeting held on August 8, 2019**

63
64
65
66 Mr. Cox presented the August 8, 2019 Board of Supervisor meeting minutes
67 which had been amended by the Chairman prior to the meeting.

68

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved the August 8, 2019 minutes of the Board of Supervisors' regular meeting, as amended, for the Panther Trails Community Development District.

69
70 **FIFTH ORDER OF BUSINESS**

**Consideration of the Operation &
Maintenance Expenditures for July &
August 2019**

71
72
73
74 Mr. Cox presented the Operation and Maintenance expenditures for July &
75 August 2019 for Board ratification.

76

On a Motion by Ms. Nelson, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved to ratify the payment of the invoices in the July 2019 Operations & Maintenance Expenditures report (\$48,433.95) and August 2019 Operations & Maintenance Expenditures report (\$49,369.45), for the Panther Trails Community Development District.

77
78 The Board requested staff to look into a less expensive type of access card and
79 to see if there was a way to determine how revenues from the cards matched up with
80 the expenses.

81
82 Mr. Cox explained that he had requested a reimbursement from Andrews
83 Aquatics for the pool maintenance work that did not achieve success.

84
85 **SIXTH ORDER OF BUSINESS** **Discussion of Fences on CDD**
86 **Property**

87
88 The Board discussed the status of the fences that were to be removed from
89 CDD property at several locations throughout the Community. Mr. Cox informed the
90 Board that he had information that one resident had moved the fence and another
91 demonstrated that the fence was within his property line. He also noted that he had
92 extended the time to remove to one of the residents.

93
94 **SEVENTH ORDER OF BUSINESS** **Discussion of Brazilian Pepper Tree**
95 **Removal**

96
97 The Board reviewed two proposals to remove Brazilian Pepper trees from
98 locations in Phase I of the community and tabled the topic to a time to be determined
99 later.

100
101 **EIGHTH ORDER OF BUSINESS** **Discussion of Pool Status**

102
103 The Board received an update of the pool repair status from Mr. Cox and Mr.
104 Woodcock. Ms. Macsuga requested information regarding what was wrong with the
105 pool, what was done by A and D to fix the condition and when the pool would be ready
106 to swim in so she could get this information out to the community. Mr. Woodcock
107 explain his opinion of the "cracks" in the bottom and suggested that any additional
108 examination of the cracks be postponed until A and D Pool Service can get the pool in
109 operation once again and can monitor and possibly make fixes to the cracks.

110
111 **NINTH ORDER OF BUSINESS** **Consideration of Insurance Proposal**

112

On a Motion by Ms. Murray, seconded by Ms. Macsuga, with all in favor, the Board of Supervisors approved the EGIS insurance proposal for FY 19-20, for the Panther Trails Community Development District.

113
114 **TENTH ORDER OF BUSINESS** **Staff Reports (Continued)**

115
116 **A. Monthly Aquatic Report**

117
118 The Board reviewed the monthly pond maintenance report from Aquatic
119 Systems.

120
121 The Board reviewed the pond assessment report from Aquatic Systems for pond
122 #4. After discussing the recommendation of installing an aeration system, the

Board directed staff to have Aquatic Systems prepare a proposal for aquatic plantings and to try to remedy the algae issue with the plants and treatments before any additional consideration for aeration devices would be given.

B. District Counsel

Not present.

C. District Engineer

Mr. Woodcock provided an update to the Board. He explained that the from his inspection of pond #14, he could find not source of the reported odor other than directly from the pig farm located in the vicinity of the pond. Mr. Woodcock also explained that the last report of water usage as it relates to the water use permit was within tolerance and that if the next report was the same, the violation from SWFWMD would be resolved. However, it was noted that the grass and plants seemed to be suffering from the reduced level of irrigation and that an amendment of the water use permit might be required. Mr. Woodcock indicated he would do additional research into how the current water use permit was issued and at what levels.

D. Clubhouse Manager

The Board received a Clubhouse report from Will Williams. The Board requested that staff have the Symmes Road fencing pressure washed.

E. District Manager

Mr. Cox reminded the Board that the next meeting was scheduled for October 10, 2019 at 5:30 p.m., but it was not 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.

Mr. Cox explained that it was highly probable that a budget amendment would be required after the end of the fiscal year in order to adjust the budget to meet the current expenditure levels.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Macsuga requested a report from Mr. Bell regarding the landscape condition of the cul de sacs in phase II.

Ms. Macsuga also requested that staff work the calendar to ensure that the final budget adoption meeting is held in July versus August in 2020.

TWELFTH 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 approved to adjourn the meeting at 6:47 p.m. for the Panther Trails Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2



ACCURATE DRILLING SOLUTIONS LLC

Job Proposal

Panther Trails CDD Well #2
11663 Ekker Rd
Gibsonton, FL 33534
9/18/2019

Customer:

Panther Trails CDD

WPSCO

W

Patrick Bell } 919-538-9792

PO#

-

Pbell@rizzetta.com

Well Drilling - 5"

\$15/ft

\$ 3,000.00

Proposed Feet Drilled +/-

200

Well Casing - 5" Galvanized Steel

\$20/ft

\$ 2,520.00

Proposed Feet Installed +/-

126

Well Abandonment - 4" - Estimated Depth 150'

\$7.50/ft

\$ 1,125.00

Permits

\$ 100.00

Well Developing and Surging

\$ 250.00

Trenching - Estimated Length 25' to tie into existing utilities

\$10/ft

\$ 250.00

Pump System Installation

\$ 250.00

Materials:

\$ 10,500.00

5"x2" Solid Steel Well Seal

Grundfos 7.5HP Variable Frequency Drive - 230V 1PH Input / 230V 3PH Output

Grundfos 1/2" Stainless Steel Pressure Transducer - 4-20ma | 5-120 PSI

Grundfos 7.5HP 230V 3 PH Submersible Motor

Grundfos 77S75-12 All Stainless Steel Submersible Pump

30' - 2" PVC Sch. 40 to connect new well to existing water line

40' - 3/4" Electrical Conduit and 10/3 Wire to connect new well to power supply

Miscellaneous Plumbing and Electrical Fittings

4"x4" Reinforced Concrete Post to Mount Variable Frequency Drive

+/- 1,000 lbs of Bentonite Hole Plug - 3/8"

+/- 282 lbs of Potland Type I/II Cement For Grout Slurry

x Carrie Macsuga

Approved, Chairman Panther Trails CDD 9/19/19

x Carrie Macsuga

Total Drilling, Material and Cost: \$ 17,995.00

*Materials and Workmanship have a 1 year warranty.

*Additional Casing \$20/ft, Additional Drilling \$15/ft, Additional Pump Set Depth \$8/ft

Duval Landscape

4501 Ulmerton Road

Clearwater, FL 33762

Phone: 904-900-1127

Work Classification

Irrigation

Tree Trimming

Landscape

X

Other

[illegible]

APPROVAL INFORMATION:

Cami Macsuga, Chair Panther Trails CDD
9/19/19

Authorized By:

Date:

Work Order #:

Tab 3

SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This Second Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2019 (the “**Effective Date**”), by and between **Panther Trails Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Hillsborough County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2016 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

WITNESS: _____
Signature

Print Name

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST: _____
Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	ANNUALLY
Management:	\$24,465.00
Administrative:	\$ 5,000.00
Accounting:	\$18,000.00
Financial & Revenue Collections:	\$ 5,000.00
Assessment Roll (1):	\$ 5,000.00
Total Standard On-Going Services:	\$57,465.00

(1) Assessment Roll is paid in one lump-sum payment at the time the roll is completed.

ADDITIONAL SERVICES:

Extended and Continued Meetings	Hourly	\$ 175
Special/Additional Meetings	Per Occurrence	Upon Request
Modifications and Certifications to		
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Special Assessment Allocation Report	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public		
Records Requests	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:	Hourly	Upon Request
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ADDITIONAL THIRD-PARTY SERVICES:

Pre-Payment Collections/Estoppel/Lien Releases:		
Lot/ Homeowner	Per Occurrence	Upon Request
Bulk Parcel(s)	Per Occurrence	Upon Request

Tab 4

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL FIELD SERVICES

This First Addendum to the Contract for Professional Field Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2019 (the “**Effective Date**”), by and between **Panther Trails Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Hillsborough County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Field Services dated October 1, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit A** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit A** - Schedule of Fees attached.

The amended **Exhibit A** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

WITNESS: _____
Signature

Print Name

PANTHER TRAILS COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST: _____
Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

EXHIBIT A
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

MONTHLY

\$650.00

ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Principal	\$300.00
Chief Financial Officer	\$250.00
Director	\$225.00
Financial Services Manager	\$200.00
Community Services Manager	\$200.00
Regional District Manager	\$200.00
Regional Licensed Community Association Manager	\$200.00
Accounting Manager	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Manager, Field Services	\$175.00
Clubhouse Manager	\$175.00
Senior Field Services Manager	\$150.00
Senior Accountant	\$150.00
Field Services Manager	\$125.00
Community Association Coordinator	\$100.00
Financial Associate	\$100.00
Staff Accountant	\$100.00
Administrative Assistant	\$ 85.00
Accounting Clerk	\$ 85.00

Tab 5

Estimate No. 5482 - Peter's Pressure Washing

For:

Panther Trails CDD
11796 Ekker Rd
Gibson, FL 33534-5361
813-644-7095

wwilliams@rizzetta.com

SERVICE LOCATION:

Panther Trails CDD
11796 Ekker Rd
Gibson, FL 33534-5361
813-644-7095



813-455-3670

www.peterspressurewashing.com

Estimate No. 5482 Issued on Tue Sep 24, 2019

Qty	Name	Description	Rate	Amount	Tax
1	Vinyl/PVC Fence Cleaning	- Low pressure soft wash cleaning w/ mildicide treatment *NO WATER HOOKUP ON SITE. We will furnish our own water supply for the completion of this job	\$1,875.75	\$1,875.75	NON
			tax	\$0.00	
			Payment Due Now	\$0.00	
				\$0.00	
			estimated total	\$1,875.75	

If these items meet your approval, please call out office to schedule at 813-455-3670. We look forward to serving you!

QUESTIONS? CONTACT US

peterspressurewashing@gmail.com
813-455-3670

TERMS & CONDITIONS

Payment in full due upon completion of the work. We accept payment by check, cash and credit. Please send checks to our main address or call with credit card info.

NOTE: Net 30 terms acceptable for commercial customers only, 30% deposit due prior to job start date.

Tab 6



Panther Trails CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 9/27/2019

Prepared for:

Mr. Greg Cox, District Manager
Rizzetta & Company
12750 Citrus Park Lane, Suite #115
Tampa, Florida 33625

Prepared by:

Peter Simoes, 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

TABLE OF CONTENTS

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SITE ASSESSMENTS	
PONDS 4, 7, 8	3
PONDS 9, 10, 11	4
PONDS 12, 13, 14	5
PONDS 15	6
MANAGEMENT/COMMENTS SUMMARY	7
SITE MAP	8

Site: 4

Comments:

Treatment in progress

Lake Assessment results for this site have confirmed elevated nutrient levels. Aeration is advised to improve nutrient ratios and oxygen levels.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



September, 2019



September, 2019

Site: 7

Comments:

Site looks good

Torpedograss noted along forested section to be treated via boat during our routine application dates.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



September, 2019



September, 2019

Site: 8

Comments:

Site looks good

No issues observed.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2019



September, 2019

Site: 9

Comments:

Site looks good
Continues to look good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



September, 2019



September, 2019

Site: 10

Comments:

Normal growth observed
Minor submersed Chara and algae
to be treated during upcoming
scheduled visits. Algae is
expected to clear within 10-14
days following application.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2019



September, 2019

Site: 11

Comments:

Normal growth observed
Filamentous algae noted with
positive treatment results.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2019



September, 2019

Site: 12

Comments:

Normal growth observed
Minor algae along perimeter.
Native planted material observed to be in great condition.

Action Required:

Routine maintenance next visit

Target:

Surface algae



September, 2019



September, 2019

Site: 13

Comments:

Normal growth observed
Minor planktonic algae to be treated during upcoming visits.
Shorelines observed to be in good condition.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



September, 2019



September, 2019

Site: 14

Comments:

Site looks good
Substantial native vegetation present. The submersed Slender Spikerush will continue to be monitored and treated as necessary.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



September, 2019



September, 2019

Site: 15

Comments:

Site looks good

Positive treatment results noted. Minor invasive weeds present along forested section to be treated during routine application dates.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



September, 2019



September, 2019

Management Summary

The waterway inspection report for Panther Trails CDD was completed on September 27th, 2019 for Ponds #4, #7-15.

Pond #4: Lake Assessment results for this site have confirmed elevated nutrient levels. Aeration is advised to improve nutrient ratios and oxygen levels. A proposal has been provided for the boards consideration.

Pond #7: Torpedograss noted along forested section to be treated via boat during our routine application dates.

Pond #8: No issues observed.

Pond #9: Continues to look good.

Pond #10: Minor submersed Chara and algae to be treated during upcoming scheduled visits. Algae is expected to clear within 10-14 days following application.

Pond #11: Filamentous algae noted with positive treatment results.

Pond #12: Minor algae along perimeter. Native planted material observed to be in great condition.

Pond #13: Minor planktonic algae to be treated during upcoming visits. Shorelines observed to be in good condition.

Pond #14: Substantial native vegetation present. The submersed Slender Spikerush will continue to be monitored and treated as necessary.

Pond #15: Positive treatment results noted. Minor invasive weeds present along forested section to be treated during routine application dates.

THANK YOU FOR CHOOSING ASI!

Site	Comments	Target	Action Required
4	Treatment in progress	Submersed vegetation	Routine maintenance next visit
7	Site looks good	Torpedograss	Routine maintenance next visit
8	Site looks good	Species non-specific	Routine maintenance next visit
9	Site looks good	Species non-specific	Routine maintenance next visit
10	Normal growth observed	Surface algae	Routine maintenance next visit
11	Normal growth observed	Surface algae	Routine maintenance next visit
12	Normal growth observed	Surface algae	Routine maintenance next visit
13	Normal growth observed	Planktonic algae	Routine maintenance next visit
14	Site looks good	Submersed vegetation	Routine maintenance next visit
15	Site looks good	Torpedograss	Routine maintenance next visit



Tab 7

PANTHER TRAILS



September 12, 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. Make sure that all the sidewalks are edged and the curbs.
2. **There were a couple broken sprinkle heads, so we need a wet check.**
3. Treat the weeds in the Cul-de-sac at Tar Hollow Dr.
4. **The Viburnum hedge across the front of the community along Symmes Rd needs to be treated for fungus. (photo 4)**
5. **There is an irrigation issue at the second entrance.**
6. Lift the trees along the front of the community off the white fence.
7. Remove the sucker growth off the Crepe Myrtles in the front of the community.
8. **The Magnolia trees in the front of the community need to be removed. (photo 8)**
9. Remove the vines growing on the white fence across the front of the community.

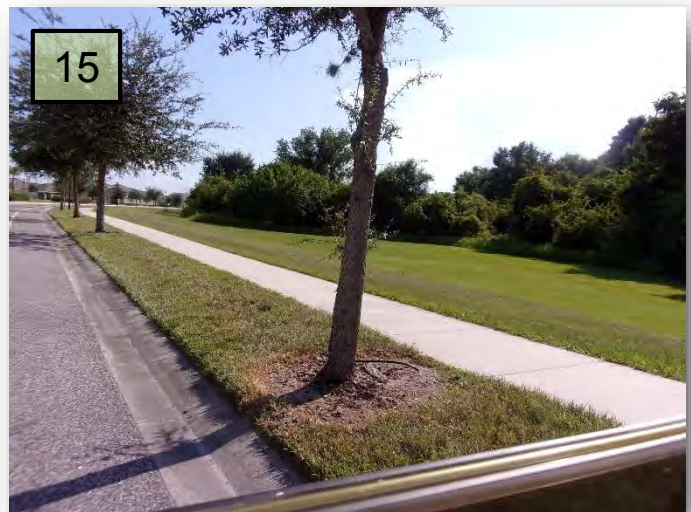


Ekker Road North, Clubhouse

10. Continue to lightly prune the Crepe Myrtles so the limbs are not bending over to touch the ground.

11. There is a Brazilin Pepper growing in the Cardboard Palm at the end of the white fence at the front of the community. (photo 11)

12. Remove any vines growing up on trees and fence lines. (pic 12)



13. Put an edge on the sidewalk across the front of the community.

14. Remove any sucker growth off the Oak trees in the right of way going down Ekker Rd.

15. Remind the crew to be careful and not over spray into the turf. (photo 15)

16. Treat the weeds in the pool deck weekly.

17. The plant material behind the pool is wilting because the pump was down.

18. Keep the Ligustrum on the northside of the club house punned. (photo 18)



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

September 2019 Clubhouse Operations/Maintenance Updates:

- We currently have 1192 registered cards.
- We currently have 380 registered phase 1 households and
- 389 registered phase 2 households.
- 5 Clubhouse rentals for a total of \$700
- Pressured washed the front of the clubhouse.
- Hillsborough county repaired potholes on Ekker
- Requested quotes for Signage for the pool, requested by Hillsborough County Code enforcement,
- Called DCSI to get quote to move the hatcher device on the pool door.
- Bought a pool test kit.
- Fixed plumbing issues in the men's bathroom.
- Will and I pressure washed the front of the Clubhouse.
- AD POOL still working to get the pool running.
- Sent the quotes from Pete's Pressure to clean white fences on Symmes RD.
- Fitness logic repaired 2 treadmills.
- Order the Sign requested by the Hillsborough County code pool safety

Event / Program Updates:

Booked Christmas Santa, and Train for the holiday.