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**MINUTES OF MEETING
PANTHER TRACE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Panther Trace Community Development District was held on Monday, January 16, 2017 at 7:00 p.m. at the Panther Trace Clubhouse, 12515 Bramfield Drive, Riverview, FL.

FIRST ORDER OF BUSINESS - Roll Call

Ms. Jones called the meeting to order.

Present and constituting a quorum were:

Megan Jones	Board Supervisor, Chairwoman
Mike Staubitz	Board Supervisor, Vice Chairman
Jeff Spiess	Board Supervisor, Assistant Secretary
Michael Themar	Board Supervisor, Assistant Secretary

Also present were:

Bruce St. Denis	District Manager
John Vericker	District Manager
Monica Vitale	Facilities Director

Pledge of Allegiance

SECOND ORDER OF BUSINESS – Audience Comments

Resident asked if the trees that a speeder took out coming around a curve would be replaced.

Resident mentioned there has been a broken pipe in the median for a week.

Resident asked about a light in the parking lot.

THIRD ORDER OF BUSINESS – Administrative Matters

A. Approval of Minutes of December 6, 2016 Meeting

Ms. Jones presented the Minutes of the December 6, 2016 Meeting and asked for comments, questions or corrections.

On a MOTION by Mr. Spiess, SECONDED by Mr. Themar, WITH ALL IN FAVOR, the Board approved the Minutes of the December 6, 2016 Meeting for the Panther Trace Community Development District.

B. Acceptance of the November 2016 Unaudited Financial Statements

Mr. St. Denis presented the November 2016 Unaudited Financial Statements and asked for comments or questions.

On a MOTION by Mr. Spiess, SECONDED by Mr. Themar, WITH ALL IN FAVOR, the Board accepted the November 2016 Unaudited Financial Statements for the Panther Trace Community Development District.

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C. Approval of Monthly Expenditures for November 2016

Ms. Jones presented the Monthly Expenditures for November 2016 and asked for comments or questions.

On a MOTION by Mr. Spiess, SECONDED by Mr. Themar, WITH ALL IN FAVOR, the Board approved the Monthly Expenditures for November 2016 for the Panther Trace Community Development District.

FOURTH ORDER OF BUSINESS – Business Matters

A. Public Hearing Regarding Access Easement & Property Conveyance

1. Open Public Hearing

Ms. Jones requested a motion to open the Public Hearing.

On a MOTION by Mr. Spiess, SECONDED by Mr. Themar, WITH ALL IN FAVOR, the Board opened the Public Hearing for the Panther Trace Community Development District.

2. Discussion Regarding Easement

Mr. Vericker, District Counsel, gave an overview of the easement request and asked the Developer, Mr. Swartz and the Engineer, Mr. Gilner, to inform the public of their plans.

Mr. Swartz gave an overview of the details of the request for access.

3. Public Comment & Testimony

Resident asked if there would be one entrance on 301? Answer was yes.
Resident had questions about the entrances. Discussion ensued.
Resident asked about the entrance off Panther Trace what is the distance? Answer was approximately 220 feet. Resident also asked if any type of traffic study was done.
Discussion ensued.
Resident asked if there was only one tenant. Answer was no.
Resident questioned the parking capacity.
Resident asked what the time line was. Answer was construction to hopefully begin before the end of this year and end in approximately 9 months. No traffic impact anticipated.
Resident asked about walls in the back. Answer was that it would be built to county codes.
Resident questioned reimbursement mentioned earlier.

4. Close Public Hearing

On a MOTION by Mr. Spiess, SECONDED by Mr. Themar, WITH ALL IN FAVOR, the Board closed the Public Hearing for the Panther Trace Community Development District.

Ms. Jones questioned the sidewalk on the turn lane with no greenspace buffer.
Discussion ensued. Agreement was to have curb-greenspace-sidewalk, subject to County code.
She also had questions about the wall.

80 Mr. St. Denis recommended that the language is changed on the lighting, so that it is clear the
81 lighting is pointed towards the building. No light should be going towards the neighbors.

82 Mr. St. Denis stated that the Board will be basing their decision today on the site plan with
83 changes, the contract with changes, ancillary drawings to site plan and the testimony of the public,
84 counseling from District Counsel and District Manager, along with District Engineer’s review of the site
85 plan.

86 **B. Approval of Access Easement & Property Conveyance Agreement**
87 *(under separate cover)*

88 Ms. Jones requested a motion for approval of the Access Easement & Property Conveyance
89 Agreement.

90 On a MOTION by Mr. Spiess, SECONDED by Mr. Themar, WITH ALL IN FAVOR, the Board
91 approved the Access Easement & Property Conveyance Agreement, subject to changes, for the Panther
92 Trace Community Development District.

94 On a MOTION by Mr. Spiess, SECONDED by Mr. Themar, WITH ALL IN FAVOR, the Board
95 approved the Access Easement & Property Conveyance Agreement in substantial form and authorizes the
96 Chairwoman to negotiate and execute the agreement for the Panther Trace Community Development
97 District.

98
99 **C. Approval of the Dissemination Agreement with Disclosure Services LLC**

100 Mr. St. Denis presented the Dissemination Agreement with Disclosure Services LLC and asked
101 for comments or questions.

102 On a MOTION by Mr. Spiess, SECONDED by Mr. Themar, WITH ALL IN FAVOR, the Board
103 approved the Dissemination Agreement with Disclosure Services LLC.

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105 **FIFTH ORDER OF BUSINESS – Staff Reports**

106 **A. Manager**

107 There being none, next item followed.

108 **B. Attorney**

109 There being none, the next item followed.

110 **C. Engineer**

111 There being none, the next item followed.

112 **D. Facilities Director Report**

113 Ms. Vitale presented the Facilities Director’s Report and asked for comments or
114 questions.

115 Discussion ensued.

116 **E. OLM Landscape Inspection Grade Sheet**

117 Ms. Vitale presented the OLM Landscape Inspection Grade Sheet and asked for comments or

118 questions.

119 **F. LMP Weekly Landscape Reports**

120 Ms. Vitale presented the LMP Weekly Landscape Reports and asked for comments or questions.

121 **G. Slash Pine Damage in Accident-Greystone (\$2,850)**

122 Ms. Vitale presented the Slash Pine Damage in Accident-Greystone proposal (\$2,850) and asked
123 for comments or questions.

124 On a MOTION by Mr. Spiess, SECONDED by Mr. Themar, WITH ALL IN FAVOR, the Board
125 approved the Slash Pine Damage in Accident-Greystone LMP Proposal (\$2,850) for the Panther Trace
126 Community Development District.

127

128 **H. Collins Elementary School Donation Request**

129 Ms. Vitale presented the Collins Elementary School Donation Request.

130 On a MOTION by Mr. Spiess, SECONDED by Mr. Themar, WITH ALL IN FAVOR, the Board
131 approved the Collins Elementary School Donation Request for \$200 for the Panther Trace Community
132 Development District.

133

134 **SIXTH ORDER OF BUSINESS – Public Comments**

135 Resident had a question about what the CDD fees go towards.

136 Resident asked about pet waste receptacles.

137 **SEVENTH ORDER OF BUSINESS – Supervisor Requests**

138 There being none, next item followed.

139 **EIGHTH ORDER OF BUSINESS – Adjournment**

140

141 On a MOTION by Mr. Spiess, SECONDED by Mr. Themar, WITH ALL IN FAVOR, the Board
142 adjourned the meeting for the Panther Trace Community Development District.

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

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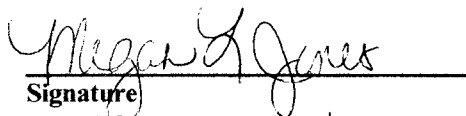
148 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
149 meeting held on FEB. 28, 2017.

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152 Signature
153 Bruce J. Denis

154 Printed Name
155 Title: Secretary Assistant Secretary

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152 Signature
153 Megan L. Jones

154 Printed Name
155 Title: Chairman Vice Chairman

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