

PANTHER TRACE COMMUNITY DEVELOPMENT DISTRICT

January 22, 2008 Minutes of Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Panther Trace Community Development District was held on Tuesday, January 22, 2008 at 6:30 p.m. at The Panther Trace Clubhouse, located at 12515 Bramfield Avenue, Riverview, Florida 33569.

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Regular Meeting of the Board of Supervisors of the Panther Trace Community Development District to order on Tuesday, January 22, 2007 at 6:30 p.m.

Board Members Present and Constituting a Quorum:

Donna Lee Burke	Chairman
Megan Jones	Vice Chairman
Andrea Berberat	Supervisor
Kenneth Roberts	Supervisor

Staff Members Present:

Brian Lamb	District Manager, District Management Services, LLC
Allison Martin	District Management Services, LLC

Audience Members Present:

Monica Vitale	Clubhouse Manager
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2. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors Meetings held on November 27, 2007 (Tab 1)

MOTION TO:	Approve the Minutes of the Board of Supervisors Meeting held on November 27, 2007, as presented.
MADE BY:	Supervisor Roberts
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

- B. Consideration of Operations and Maintenance Expenditures, December, 2007 (Tab 2)
Ms. Berberat asked for clarification on a few invoices; however, none were removed from consideration.

MOTION TO:	Approve the Operations and Maintenance Expenditures, December, 2007 (\$11,654.31), as presented.
MADE BY:	Supervisor Berberat
SECONDED BY:	Supervisor Roberts
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

C. Consideration of Operations and Maintenance Expenditures January, 2008 (Tab 3)
There was general clarification on invoices presented; however, none were removed from consideration.

MOTION TO:	Approve the Operations and Maintenance Expenditures, January, 2008 (\$77,257.79), as presented.
MADE BY:	Supervisor Roberts
SECONDED BY:	Supervisor Berberat
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

3. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Chairman Burke asked if there were any Supervisor requests. Ms. Berberat stated that she was on the website and noted a typographical error on the page listing the meeting agendas (reference to 2007 which should be 2008). There were no other requests.

There were no audience comments.

4. BUSINESS ITEMS

A. Consideration of Review and Bonus Policy (Tab 4)

Mr. Lamb stated that if the Board wished to provide additional compensation to its employees, the adoption of a policy regarding such compensation must be adopted. Chairman Burke stated that, in relation to employee salaries; the policy should not only identify a discretionary/merit-based increase, but also an annual CPI (inflationary) increase.

MOTION TO:	Authorize Vice Chairman Jones to work together with Staff to draft an Employee Review and Bonus Policy for presentation to the Board at the next meeting.
MADE BY:	Supervisor Berberat
SECONDED BY:	Supervisor Roberts
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

B. Consideration of Clubhouse Rental Fees (Tab 5)

Ms. Martin briefly reviewed the expenses incurred last year related to the clubhouse and its usage (general operations vs. private rentals). General discussion ensued; however, no specific actions were taken by the Board at this time.

C. Hartline Bus Shelter Update (Tab 6)

Ms. Martin stated that the Department of Transportation has agreed to move the location of the bus shelter further south along US 301. They also agreed to have the area cleanup up within thirty (30) days, as requested. The revised proposal is under review by District Counsel and will be presented to the Board upon completion.

D. Proposed Natural Resource Policy (Tab 7)

Ms. Berberat questioned the ability of resident residing along the ponds to fish if this policy is adopted. Mr. Lamb stated that the Board may wish to expand the policy to designate that fishing is not available by the general public along waterways directly behind private residences. These activities would only be permitted along District waterways bordered by District common areas. Ms. Martin also stated that the Board may wish to adopt a numbering system for the ponds, which would allow the policy to state specifically (by number) which ponds may have fishing activity. This information could be published on the District website. Chairman Burke noted that, although not directly opposed to the act of fishing, she is not inclined to encourage activity around an area which has known safety hazards (i.e. gators, snakes, snapping turtles, swimming/drowning, accidental injury, etc.) General discussion ensued regarding District liability for accidents along the waterways.

Chairman Burke recapped the two different options discussed by the Board: (1) to follow closely to the Staff recommended policies: to allow no boats or motorized craft on the waterways (with the exception of those approved for the operations and maintenance of these areas); no fishing in the waterways; no swimming in the waterways; OR (2) adopt no formal policy and allow activity to continue as it is presently.

MOTION TO:	Adopt the Natural Resource Policy: to not allow any boats or motorized craft on the waterways (with the exception of those approved for the operations and maintenance of these areas); no fishing in the waterways; no swimming in the waterways.
MADE BY:	Supervisor Roberts
SECONDED BY:	Supervisor Berberat
DISCUSSION:	Ms. Berberat requested Staff to provide updates on community response to the newly adopted policy.
RESULT:	Called to Vote: motion RESCINDED

MOTION TO:	Rescind motion to adopt Natural Resource Policy, as originally made.
MADE BY:	Supervisor Roberts
SECONDED BY:	Supervisor Berberat
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

MOTION TO:	Adopt the Amended Natural Resource Policy as follows: to not allow any boats or motorized craft on the waterways (with the exception of those approved for the operations and maintenance of these areas); no fishing in any District waterways; swimming is prohibited in all District waterways.
MADE BY:	Supervisor Jones
SECONDED BY:	Supervisor Berberat
DISCUSSION:	Ms. Berberat requested Staff to provide updates on community response to the newly adopted policy.
RESULT:	Called to Vote: motion PASSED 3/1 - Motion passed (Opposed: Roberts)

E. General Matters of the District

No additional matters were presented at this time.

5. STAFF REPORTS

A. District Counsel

Not present. Mr. Lamb noted that Counsel is continuing to work on updating the fee structure related to the parks.

B. District Engineer

Not present. Mr. Lamb noted that the District Engineer is reviewing the waterways in two areas of the development as requested by the Board (primarily related to water flow restrictions by certain vegetation).

C. District Manager

1. Financial Statements, Month Ended November 30, 2007 (Tab 8)
2. Operations Report (Tab 9)
3. Review of Board Supervisor Seats (Tab 10)

6. ADJOURNMENT

MOTION TO:	Adjourn the meeting at approximately 7:45 p.m.
MADE BY:	Supervisor Berberat
SECONDED BY:	Supervisor Roberts
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 4/0 - Motion passed unanimously

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on Feb. 22, 2008.



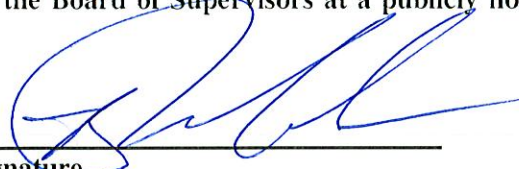
Signature

Donna Lee Adams Burks

Printed Name

Title:

- Chairman
- Vice Chairman



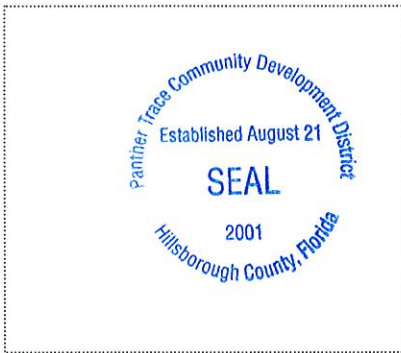
Signature

B. L. Lato

Printed Name

Title:

- Secretary
- Assistant Secretary



Recorded by Records Administrator



Signature

3/27/08

Date