

PANTHER TRACE COMMUNITY DEVELOPMENT DISTRICT

June 24, 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, June 24, 2008, at 6:30 p.m. at the Panther Trace Clubhouse, located at 12515 Bramfield Avenue, Riverview, Florida 33579.

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, June 24, 2008, at 6:35 p.m.

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Lamb	District Manager, District Management Services, LLC
Monica Vitale	Clubhouse Manager

Audience Members Present:

Amber Morris	Resident
Grant Morris	Resident

2. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors Meetings held on May 27, 2008 (Tab 1)

Ms. Jones stated that on page two the Operations and Maintenance Expenditures for May were approved pending the research of invoice #Z8649-IM from Cornerstone Tree Farm. She asked Mr. Lamb if he had researched the invoice and what the outcome was.

Ms. Burke stated that on page three it should reflect that the Board conceded to her request that Ms. Vitale attend a workshop on effective supervising, managing, and mentoring.

MOTION TO:	Approve the Minutes of the Board of Supervisors Meeting held on May 27, 2008 (as revised).
MADE BY:	Supervisor Roberts
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: motion Passed 5/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures, June, 2008 (Tab 2)

Items of discussion were:

- Invoice 643 for \$115.04 from Cornerstone Hardscapes, Inc. is Panther Trace II CDD expense and should be removed
- Request costs billed on invoice 669 for \$750 from Cornerstone Hardscapes, Inc. to be broke down and more detailed
- Need to research to see if cost associated with replacing photo cell for street lamp in "Stratford" should be the responsibility of TECO
- Invoice J007138 from Luke Brothers, Inc. stated that the spray head and nozzle was broke by the residents at the Earth Day event and the equipment was broke when the residents tried to utilize it
- Seek reimbursement from Verizon for the charges associated with invoice J007139 from Luke Brothers, Inc.
- Need to obtain the key for the sprinkler timer at the clubhouse
- Question the trip charges associated with the invoice from MHD Communications
- Invoice 13450 from Next Day Signs says the sign was aluminum and the sign is actually wood
- Request to white out Mr. Kennedy's address on the invoice for Tuffy Tire & Auto prior to posting on District website
- Questions regarding the two long distance charges on the invoice from Verizon

MOTION TO:	Approve the Operations and Maintenance Expenditures - June 2008 totaling \$60,859.73 (subject to the removal of Invoice 643 for \$115.04 from Cornerstone Hardscapes, Inc., more detailed break down of costs on Invoice 669 from Cornerstone Hardscapes, Inc.
MADE BY:	Supervisor Trask
SECONDED BY:	Supervisor Berberat
DISCUSSION:	None further
RESULT:	Called to Vote: motion Passed 5/0 - Motion passed unanimously

3. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Ms. Burke asked if there were any audience comments.

Grant and Amber Morris voiced their concerns regarding the church utilizing the clubhouse on Sundays stating that they are not staying inside of the clubhouse and are utilizing the playground and pool deck areas. The Board directed Staff to send a letter to Luis Ortiz, the Pastor of the Church, reminding them that the use of the playground and the pool deck is not part of the lease and to use the basketball court parking area not the row of parking nearest the clubhouse on the right side.

Mr. Morris stated that the arm was missing on the Stratford sign.

Ms. Burke asked if there were any Supervisor requests.

Ms. Berberat requested that they send a memo to Luke Brothers, Inc. regarding the irrigation and pruning of the annuals. Mr. Lamb requested that the Board send him a list of their concerns with Luke Brothers, Inc. prior to July 11th and he will have a representative attend the next meeting to answer the Board's questions as well as bring a copy of the soil report.

Ms. Jones requested that there be an agenda item for next month's meeting to discuss the responsibilities of the Field Manager, District Manager, and the Recreation Manager.

4. BUSINESS ITEMS

A. Consideration of Updated Pool Rules (Tab 3)

After a discussion, the Board changed rule #11 to reflect "No flotation devices are allowed in the pool except for individual flotation devices used by infants and toddlers".

MOTION TO:	Approve the Updated Pool Rules (as amended)
MADE BY:	Supervisor Jones
SECONDED BY:	Supervisor Berberat
DISCUSSION:	None further
RESULT:	Called to Vote: motion Passed 5/0 - Motion passed unanimously

B. Reinstatement of Residents Privileges

The Board decided to continue the suspension of the resident's privileges until the family approaches the Board requesting reinstatement. Mr. Trask recommended that they verify that there are no other issues.

MOTION TO:	Continue the suspension of the resident's privileges until the family approaches the Board requesting reinstatement.
MADE BY:	Supervisor Jones
SECONDED BY:	Supervisor Roberts
DISCUSSION:	None further
RESULT:	Called to Vote: motion Passed 5/0 - Motion passed unanimously

C. General Matters of the District

Mr. Lamb clarified the seats up for election in November. He stated that Mr. Roberts seat will be up for election at a Landowner Election and the candidate with the highest number of votes will receive a four year term. Mr. Lamb stated that Mr. Trask and Ms. Berberat's seats will be up for election at the General Election on November 4, 2008. He stated that Seat 2 will be for a four year term and Seat 3 will be for a two year term. Mr. Lamb reviewed the Landowner Election process for the Board and stated that sample proxies and ballots are available.

5. STAFF REPORTS

A. District Counsel

Not present.

B. District Engineer

Not present.

C. District Manager

1. Financial Statements, Month Ended April 30, 2008 (Tab 4)

2. Operation Manager Report (Tab 5)

Ms. Vitale reviewed the Operations Manager Report for the Board. No Board action was taken.

Mr. Lamb reviewed Florida Statutes 810.09 in regards to trespassing and the appropriate posting.

3. Disclosure Form 1 Due July 1st

Mr. Lamb reminded the Board that their Form 1 Statement of Financial Interest is due to the Supervisor of Elections in the County which they reside by July 1st. He stated that fines will be assessed if forms are not submitted by the deadlines.

Mr. Lamb stated that there will be a budget workshop on July 15, 2008 and the public hearing on the Fiscal Year 2009 Operation and Maintenance Budget will be held on August 26, 2008 at 6:30 p.m.

6. ADJOURNMENT

MOTION TO:	Adjourn the regular Panther Trace Community Development District meeting at 8:15 p.m.
MADE BY:	Supervisor Trask
SECONDED BY:	Supervisor Berberat
DISCUSSION:	None further
RESULT:	Called to Vote: motion PASSED 3/0 - 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 July 22, 2008.



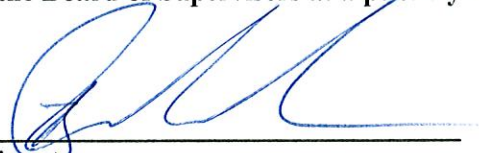
Signature

Donna Lee Adams Berke

Printed Name

Title:

- Chairman
- Vice Chairman



Signature

Brian Lamb

Printed Name

Title:

- Secretary
- Assistant Secretary



Recorded by Records Administrator


Signature

8/1/08
Date