



PANTHER TRACE II COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Monday, December 15, 2025
 Time: 6:30 p.m.
 Location: Panther Trace II Clubhouse
 11518 Newgate Crest Drive,
 Riverview, FL 33579

AUDIO ONLY

Dial-in Number: 1-904-348-0776
 Phone Conference ID: 684 257 747#

Agenda

*The full draft agenda packet may be requested no earlier than 7 days prior to the meeting date
 by emailing sconley@vestapropertyservices.com*

FIRST ORDER OF BUSINESS:

ROLL CALL

Supervisors	Present	Teams	Absent
Clint Minter (1-VC)			
David Steppy (2)			
Jeffrey Spiess (3-C)			
Geri Peterkin (4)			
Steven Russell (5)			

Staff/Vendors

Heath Beckett, Vesta District Services
 Anna Ramirez, Panther Trace II Facilities Director
 Michael Broadus, Straley, Robin, Vericker
 Tyson Waag, Stantec
 Matt Remson, Remson Aquatics
 David Manfrin, LMP
 Mike Gallo, Premier Technologies (*Virtually*)

SECOND ORDER OF BUSINESS:

PLEDGE OF ALLEGIANCE

THIRD ORDER OF BUSINESS:

AUDIENCE COMMENTS – AGENDA ITEMS

(See Comments Policy Below)

Comments Policy: *Comments will be heard from anyone physically present (limited to 3 minutes per individual) or they may be emailed to the District Manager at least 48 hours prior to the meeting (hbeckett@vestapropertyservices.com & sconley@vestapropertyservices.com)*

FOURTH ORDER OF BUSINESS:

OPERATIONS AND MAINTENANCE

- A. Presentation of Aquatic Maintenance Report – *Matt Remson, Remson Aquatics* [EXHIBIT 1](#)
 - 1. Consideration of Remson Aquatics Proposal #2205 for Pond 35 Littoral Shelf Planting [EXHIBIT 2](#)
- B. Presentation of Landscape Maintenance Report – *David Manfrin, LMP* [EXHIBIT 3](#)
 - 1. Consideration of LMP Proposals:
 - a. #375858 for 4” Main Line Repair at Denmore Entrance - \$491.72 [EXHIBIT 4](#)
 - b. #375863 to Replace Solenoid at Controller D Zone 27 - \$145.03 [EXHIBIT 5](#)
 - c. #375869 for Irrigation Repairs at Controller C Zones 1, 7, & 9 - \$182.23 [EXHIBIT 6](#)
- C. Presentation of District Counsel Report – *Michael Broadus, Straley, Robin, Vericker*
- D. Presentation of District Engineer Report – *Tyson Waag, Stantec*



FOURTH ORDER OF BUSINESS: OPERATIONS AND MAINTENANCE (Continued)

- E. Presentation of District Manager Report – *Heath Beckett, Vesta District Services*
 - October 2025 Unaudited Financial Statement (*For Reference Purposes*) **EXHIBIT 7**
 - 1. Review of Tickler List **EXHIBIT 8**
- F. Presentation of Facilities Report – *Anna Ramirez, Facilities Director* **EXHIBIT 9**
 - 1. Consideration of Facilities Proposals: **EXHIBIT 10**

FIFTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held **EXHIBIT 11**
 November 17, 2025

SIXTH ORDER OF BUSINESS: SUPERVISOR REQUESTS (Includes Next Meeting Agenda Items)

SEVENTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS
(See Comments Policy Above)

EIGHTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

	In Person	Virtually	Not
Clint Miner (1-VC)			
David Steppy (2)			
Jeffrey Spiess (3-C)			
Geri Peterkin (4)			
Steven Russell (5)			

Monday, January 26, 2026
at 6:30 p.m.
Panther Trace II Clubhouse
11518 Newgate Crest Drive,
Riverview, FL 33579

NINTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY
(To be Included in the Meeting Minutes)

TENTH ORDER OF BUSINESS: ADJOURNMENT