MINUTES OF MEETING

PANTHER TRACE II

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Panther Trace II Community Development District was held on Monday, August 24, 2026 at 6:30 p.m., at the Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579. The actions taken are summarized as follows:

FIRST ORDER OF BUSINESS: **ROLL CALL**

Mr. Beckett called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Clint Miner (S1)	Board Supervisor, Vice Chair
Jeffrey Spiess (S3)	Board Supervisor, Chair
Steven Russell (S5)	Board Supervisor, Assistant Secretary

Also present were:

Geri Peterkin (S4)	Board Supervisor, Assistant Secretary *(Joined in-progress)*
Heath Beckett	District Manager, Vesta District Services
Anna Ramirez	Facilities Director
John Vericker	District Counsel, Straley, Robin, Vericker (Virtually)
Matt Remson	Account Manager, Remson Aquatics
Jeff Myers	Account Manager, ASI

SECOND ORDER OF BUSINESS: **PLEDGE OF ALLEGIANCE**

THIRD ORDER OF BUSINESS: **AUDIENCE COMMENTS – *AGENDA ITEMS***

There being none, the next item followed.

FOURTH ORDER OF BUSINESS: **TAMPA BAY ESTUARY PROGRAM**

A. Presentation on "Taking Care of Our Water Management Ponds" (Miner)

Supervisor Miner reviewed the District's participation in the Tampa Bay Estuary Program.

FIFTH ORDER OF BUSINESS: **OPERATIONS AND MAINTENANCE**

A. EXHIBIT 1: Presentation of Aquatic Maintenance Report – *Matt Remson, Remson Aquatics*

Mr. Remson presented the Aquatic Maintenance Report noting ongoing treatment of algae blooms and a washout at pond 12.

Supervisor Peterkin joined the meeting at 6:35 p.m.

1. Consideration of Remson Aquatics Proposals

Mr. Remson discussed a submitted proposal for a fountain in pond 12. The proposal will be included on the next meeting agenda.

B. Presentation of Landscape Maintenance Report – *Jeff Myers, ASI*

Mr. Myers presented the Landscape Maintenance Report and responded to Supervisor questions.

1. Consideration of ASI Proposals

C. Presentation of District Counsel Report – *John Vericker, Straley, Robin, Vericker*

Mr. Vericker advised that the State's prohibition of unlicensed gambling applies to bingo activities held on District property.

1. Recommendations for HOA Collaborations

Mr. Vericker recommended only allowing District-owned and operated security monitoring equipment to be installed on District property due to privacy laws

Regarding the HOA's collaborating on new trees, Mr. Vericker recommended the HOA donate funds through a cost-share agreement for the purchase of the trees, the District would retain its preferred vendor for the installation and ongoing maintenance.

Discussion followed on the RFQ process for District engineering services. Mr. Beckett advised that responses will be presented at the next meeting.

D. Presentation of District Engineer Report – *Tyson Waag, Stantec*

A representative from Stantec was not present.

E. Presentation of District Manager Report – *Heath Beckett, Vesta District Services*

1. EXHIBIT 2: Adoption of **Resolution 2026-07, Setting FY 2027 Meeting Schedule**

Mr. Beckett noted the presented exhibit had corrected the meeting dates to reflect the fourth Monday of the month, and requested the Board consider amending the November and December dates due to potential holiday conflicts.

The presented meeting schedule was amended as follows:

- November meeting was moved to November 30
- December meeting was canceled
- January meeting moved to January 18.

On a MOTION by Supervisor Spiess, SECONDED by Supervisor Russell, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-07, Setting FY 2027 Meeting Schedule** as amended, for Panther Trace II Community Development District.

2. EXHIBIT 3: Adoption of **Resolution 2026-08, Declaring Seat 2 Vacancy** (Effective November 17, 2026)

On a MOTION by Supervisor Miner, SECONDED by Supervisor Spiess, WITH ALL IN FAVOR, the Board approved the adoption of **Resolution 2026-08, Declaring Seat 2 Vacancy** (Effective November 17, 2026), for Panther Trace II Community Development District.

3. EXHIBIT 4: Establishment of FY 2027 Performance Measures and Standards

On a MOTION by Supervisor Miner, SECONDED by Supervisor Peterkin, WITH ALL IN FAVOR, the Board approved the establishment of FY 2027 Performance Measures and Standards, for Panther Trace II Community Development District.

4. EXHIBIT 5: Presentation of Tickler File

Supervisors discussed assigning action dates to the listed items.

Mr. Beckett was asked to remove items 4, 6, and 7 and add a date to item 8. Supervisor Russell will present a report from Hillsborough County at the September meeting regarding the requested resurfacing of Panther Trace Blvd. He recommended looking at streetlight options in June.

F. Presentation of Facilities Report – *Anna Ramirez, Facilities Director*

Ms. Ramirez presented the Facilities Report. The new security system was installed and she has requested holiday lighting proposals. Ms. Ramirez informed him of complaints that the crew is not using the correct access easements.

SIXTH ORDER OF BUSINESS: CONSENT AGENDA

A. EXHIBIT 6: Approval of the Minutes of the Board of Supervisors Regular Meeting Held July 27, 2026

B. EXHIBIT 7: Acceptance of the Unaudited July 2026 Financial Statement

On a MOTION by Supervisor Spiess, SECONDED by Supervisor Russell, WITH ALL IN FAVOR, the Board approved Consent Agenda – items A-B as presented, for Panther Trace II Community Development District.

SEVENTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

In response to a Supervisor question, Ms. Ramirez provided an update on the adopt a pond program communication.

EIGHTH ORDER OF BUSINESS: AUDIENCE COMMENTS – *NEW BUSINESS*

Comments were made on a lift station construction project, and a community event to pick up litter. Ms. Ramirez was asked to assist with relaying event information to residents.

A comment was made on the meeting schedule discussion. It was clarified that a Supervisor's comment was a logistical observation about the business calendar, not a reflection on the importance of Martin Luther King Jr. Day.

Comments were made on the landscape maintenance crew not using platted access easements and the standard of care used by the crew when mowing around ponds behind houses. Discussion followed on HOA-approved fence installations that may encroach the District's access and drainage easements.

NINTH ORDER OF BUSINESS: NEXT MEETING QUORUM CHECK

*The next Panther Trace II Community Development District meeting is scheduled for 6:30 p.m. on Monday***,** *September 28, 2026 at Panther Trace II Clubhouse, 11518 Newgate Crest Drive, Riverview, FL 33579.*

Supervisors Miner, Spiess, and Russell affirmed their intent to attend the next meeting in person.

Discussion followed on notifying residents of the Seat 2 vacancy. Board consensus was for candidates to attend the October meeting and for appointment to occur in November.

TENTH ORDER OF BUSINESS: ACTION ITEMS SUMMARY

Facilities Manager:

- Distribute Seat 2 Supervisor Candidate Request – attend October meeting, start November meeting

District Manager:

- Share current lighting contract with the board from TECO
- Let Jeff w/ ASI know that if easements are blocked to let me.
- Double check with Supervisor Miner on quorum as he is not sure. Alternate date September 21

October Agenda:

- Consideration of Seat 2 Supervisor Candidates

ELEVENTH ORDER OF BUSINESS: ADJOURNMENT

On a MOTION by Supervisor Peterkin, SECONDED by Supervisor Miner, WITH ALL IN FAVOR, the Board adjourned the meeting at 7:37 p.m., for Panther Trace II Community Development District.

**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 by vote of the Board of Supervisors at a publicly noticed meeting held on September 28, 2026.

Heath Beckett

Heath Beckett, Secretary

Jeffrey Spiess, Chair