

**MINUTES OF MEETING**

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

**PANTHER TRAILS  
COMMUNITY DEVELOPMENT DISTRICT**

The **special** meeting of the Board of Supervisors of the Panther Trails Community Development District was held on **Thursday, November 5, 2015 at 5:30 p.m.** at the Carriage Pointe Clubhouse, located at 11796 Ekker Road, Gibsonton, FL 33534.

Present and constituting a quorum:

Carrie Macsuga	<b>Board Supervisor, Chairman</b>
Jennifer Murray	<b>Board Supervisors, Vice Chairman</b>
Judy Mitchell	<b>Board Supervisor, Assistant Secretary</b>
Dean Grable	<b>Board Supervisor, Assistant Secretary</b>
Patrick Maher	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Sandy Oram	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Scott Steady	<b>District Counsel, Bur Forman LLP</b>
Jeff Hills	<b>District Engineer, Hills &amp; Associates, Inc.</b>
Joe Eden	<b>Clubhouse Manager</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Oram called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**THIRD ORDER OF BUSINESS**

**Ratification of Panther Trails  
Subdivider's Agreements and Warranty  
Bonds**

Mr. Steady presented the Subdivider's Agreements and Warranty Bonds. He explained that the documents were put before the Board at the last Board meeting and this meeting in detail. Mr. Steady recommended that the Board extend the warranty from QGS Development by one year. He stated that QGS Development warranties their work for one year and for an additional \$8,467.45 the warranty would be extended to two years.

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Mr. Steady asked for a motion to approve the documents and authorize the Chairman to execute them.

On a Motion by Ms. Murray, seconded by Mr. Maher, with all in favor, the Board of Supervisors approved and authorized the Chairman to enter into the two Subdivider's Agreements, the two Warranty Bond documents associated with the Subdivider's Agreements, the General Indemnity Agreement with the bonding company so that the bonding company would issue the bonds, as well as the First Amendment to the Land Development and Construction Agreement which would extend the warranty that the District received from the QGS Development by another year along with a Warranty Bond to extend it for one year at a cost of \$8,467.45 for Panther Trails Community Development District.

#### **FOURTH ORDER OF BUSINESS**

#### **Update from Developer**

Mr. Hills addressed the Board and gave an update on the project. He stated that he expects the project to be completed in 30 days if all goes well. Mr. Hills, upon approval from the County, committed to the Board to provide a school bus pad for the children of the community which will be located approximately 100 feet from the entrance (west of entrance). He stated that black heavy grade aluminum rails will be installed near the pad to discourage residents from parking and damaging the landscaping. Mr. Hills stated that once approval is given by the County, approximately 80 more feet of pipe will be installed so that there is no longer a ditch between the road and the pad. He stated that he would provide the Board with the plans for review so that they can share them with the community.

Mr. Hills also stated that he would construct a covered mail kiosk across the street from the clubhouse which will accommodate the anticipated 400+ residents in Phase II. He stated that the area will have a paved parking lot as well as an entrance and exit allowing for vehicles to drive up, pick up their mail and drive out without parking. Mr. Hills stated that he will provide the Board with the approved plans for review. He stated that the mail kiosk will be lighted but he will check into additional lighting for the paved overflow area with TECO for security purposes.

#### Developer Committed Items and To-Do Items:

- send specifications for aluminum railings and cost
- send plans for mail kiosk
- send plans for school bus pad
- potential additional lighting for paved overflow area
- re-skin signage on Ferry Beach
- add landscaping around clubhouse
- clean out ditch between Phase I and Phase II
- possibly adding additional furniture around pool (requested by Ryan Homes)

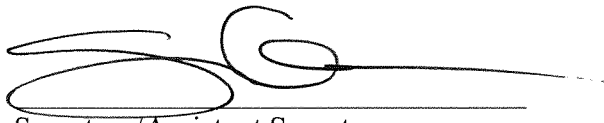
It was stated that QGS Development will probably want a substantial walk-through in approximately 30 days. Ms. Macsuga stated that if it is close to the Christmas holiday, she would not be available until the first of the year.

**FIFTH ORDER OF BUSINESS**

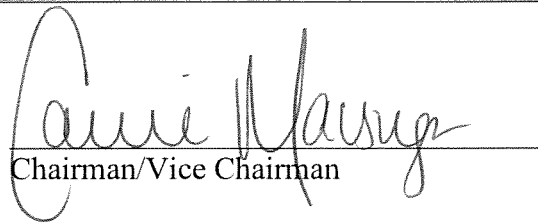
**Adjournment**

Ms. Oram stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Ms. Macsuga, seconded by Ms. Mitchell, with all in favor, the Board adjourned the meeting at 6:45 p.m. for the Panther Trails Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman