
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 regular meeting of the Board of Supervisors of the Panther Trails Community Development District was held on **Thursday, October 13, 2016 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	Board Supervisor, Chairman
Jennifer Murray	Board Supervisors, Vice Chairman
Patrick Maher	Board Supervisor, Assistant Secretary
Judy Mitchell	Board Supervisor, Assistant Secretary

Also present were:

Sandy Oram	District Manager, Rizzetta & Co., Inc.
Scott Steady	District Counsel, Burr Forman LLP
Greg Woodcock	District Engineer, Cardo TBE
John Crawford	Field Services Manager, Rizzetta & Co., Inc.
Ronny Dunner	Representative, Clubhouse Manager
Gregg Gruhl	Amenity Services Manager, Rizzetta & Co., Inc.
Amanda Miller	Representative, Aquatic Systems
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

**Consideration of the Minutes of the Board
of Supervisors' Meeting held on August
11, 2016**

It was mentioned that in the motion box under the Fifteenth Order of Business, Ms. Mitchell should read Mr. Maher.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on August 11, 2016 as amended for Panther Trails Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Special Meeting held on August 23, 2016

On a Motion by Ms. Murry, seconded by Ms. Macsuga, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Special Meeting held on August 23, 2016 as presented for Panther Trails Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for June and July 2016

Ms. Oram presented the operation and maintenance expenditures for June and July 2016.

On a Motion by Ms. Murray, seconded by Ms. Macsuga, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for June (\$31,473.41) and July 2016 (\$44,268.70) for Panther Trails Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2015 Construction Requisitions #76 - 78

On a Motion by Ms. Murray, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors ratified Series 2015 Construction Requisitions #76-78 for Panther Trails Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion Regarding a Board Supervisor Replacement

Ms. Oram stated that an email blast had been sent out by the District and the HOA. It was also posted on the District's website and in the clubhouse. Ms. Oram stated that she will send out a letter next week to the residents via email to let them know that there is an open seat on the Board. The letter will request that anyone interested in sitting on the Board send their resumes to her.

EIGHTH ORDER OF BUSINESS

Public Hearing on Facility Policies and Rates

Ms. Oram asked for a motion to open the public hearing.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor the Board of Supervisors opened the public hearing on Facility Policies and Rates for Panther Trails Community Development District.

Ms. Oram stated that the public hearing was advertised in a local paper within the County.

Ms. Oram opened the floor for audience comments. There were none.

Ms. Oram asked for a motion to close the public hearing.

On a Motion by Ms. Macsuga, seconded by Ms. Mitchell, with all in favor the Board of Supervisors closed the public hearing on Facility Policies and Rates for Panther Trails Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2017-01,
Adopting Facility Policies and Rates**

Ms. Oram presented Resolution 2017-01, Adopting Facility Policies and Rates. Ms. Oram stated that the new policies will be posted on the website. Mr. Dunner will alert the surrounding communities to make them aware of the new policies. Mr. Dunner and Ms. Murray should coordinate efforts as Ms. Murray has many HOA contacts for the surrounding communities.

On a Motion by Ms. Mitchell, seconded by Ms. Macsuga, with all in favor, the Board of Supervisors approved Resolution 2017-01, Adopting Facility Policies and Rates for Panther Trails Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-02,
Adopting Alternative Guidelines**

Ms. Oram presented and reviewed the Resolution 2017-02, Adopting Alternative Investment Guidelines.

On a Motion by Ms. Macsuga, seconded by Mr. Maher, with all in favor, the Board of Supervisors approved Resolution 2017-02, Adopting Alternative Investment Guidelines for Panther Trails Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-03,
Revising District Records Location**

Ms. Oram presented and reviewed the Resolution 2017-03, Revising District Records Location. She stated that the Rizzetta & Company had moved its office location to Riverview.

On a Motion by Ms. Murray, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved Resolution 2017-03, Revising District Records Location for Panther Trails Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2017-04,
Designating Registered Agent Office**

Ms. Oram presented and reviewed the Resolution 2017-04, Designating Registered Agent Office. She stated that Rizzetta & Company had moved its office location to Riverview.

On a Motion by Ms. Mitchell, seconded by Ms. Macsuga, with all in favor, the Board of Supervisors approved Resolution 2017-04, Designating Registered Agent Office for Panther Trails Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-05,
Redesignating Secretary of the District**

Ms. Oram presented and reviewed the Resolution 2017-05, Redesignating Secretary of the District.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved Resolution 2017-05, Redesignating Secretary (Eric Dailey) of the District for Panther Trails Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-06,
Redesignating Assistant Treasurer of the
District**

Ms. Oram presented and reviewed the Resolution 2017-06, Redesignating Assistant Treasurer of the District.

On a Motion by Ms. Murray, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved Resolution 2017-06, Redesignating Assistant Treasurer (Shawn Wildermuth) of the District for Panther Trails Community Development District.

FIFTEENTH ORDER OF BUSINESS

Presentation of Unaudited Financial Statements

Ms. Oram presented the Unaudited Financial Statements for August 2016. Ms. Oram and the Board stated that if any monies are left over at the end of the fiscal year, the balance will be deposited in the Reserve Fund.

SIXTEENTH ORDER OF BUSINESS

Consideration of Sunrise Landscape Proposals for Various Landscape Improvements

Ms. Oram presented and reviewed the proposals for various landscape improvements. Discussion ensued. The Board decided to table these proposals as they are for items covered under warranty.

Mr. Crawford presented a proposal to plant the bed at the front entrance with Blue Daze. Discussion ensued.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved Sunrise Landscape's proposal to plant the bed at the front entrance with Blue Daze (\$235.00) for Panther Trails Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Ratification of Approval of District's Insurance Renewal for Fiscal Year 2016/2017

Ms. Oram presented and reviewed Egis's proposal for the District's insurance renewal for fiscal year 2016/2017.

On a Motion by Ms. Murray, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors ratified the approval of the District's Insurance Renewal for Fiscal Year 2016/2017 for Panther Trails Community Development District.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Proposals to Wire Electric to Shed

Ms. Oram presented and reviewed electric proposals from Krchmar Electric in the amount of \$1,655.00 and Robert Hughes in the amount of \$1,150.00. Ms. Oram stated that she had Stress Free Electric install the electric to the shed at a cost of \$900.00.

On a Motion by Ms. Mitchell, seconded by Ms. Murray, with all in favor, the Board of Supervisors ratified the approval of the proposal for Stress Free Electric in the amount of \$900.00 for Panther Trails Community Development District.

NINETEENTH ORDER OF BUSINESS

Staff Reports

A. Presentation of Monthly Maintenance Reports

1. Pond Report – Josh McGarry

Mr. McGarry was not present. The Pond Maintenance Report dated August 24, 2016 was included in the meeting agenda for the Board's review.

Ms. Oram presented a proposal from Aquatic Systems to plant ponds 3, 4 and 5. Remaining pond areas will be planted when planting season resumes in March 2017, and Aquatic Systems stated the prices for this work will not change over this time period.

<p>On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved Aquatic Systems' proposal to plant Ponds 3, 4 and 5 with Pickerelweed and Duck Potato in the amount of \$859.00 for Panther Trails Community Development District.</p>
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2. Field Services Update – John Crawford

Mr. Crawford presented and reviewed his Field Inspection Report dated August 13, 2016.

There are numerous warranty issues with the Ekker Rd. entrances that must be addressed as well as questions/concerns about the Phase 2 work and completion. Board directed staff to set up a meeting with developer, installer, Rizzetta staff, and Ms. Macsuga to review these issues on October 19th.

There are issues with the maintenance of the Phase 1 common areas that must be discussed with Sunrise. Board directed staff to set up a meeting with Sunrise, Rizzetta staff, and Ms. Macsuga to go over these issues on October 19th.

B. District Counsel

Mr. Steady discussed the deeding of the ditch from the District back to Hills Engineering. This will be accomplished when the next plat is recorded. Mr. Steady stated that he would inquire why there were a few areas not highlighted on the map depicting the area to be deeded over. Mr. Steady will continue to request the legal description of the ditch from Hills Engineering.

Mr. Steady discussed the vacant lot with the Board and it was decided that the District would keep the lot for the time being.

C. District Engineer

Mr. Woodcock introduced himself to the Board and gave them some background information on himself and Cardno. He also informed the Board that he inspected the community and noticed a few areas of erosion on the two ponds in Phase 1 near the outflows.

Mr. Woodcock will prepare some proposals for the repair of the erosion issues and bring to the Board some ideas as to how to address the round-a-bout on Tar Hollow at the next meeting.

Mr. Woodcock will also send a report to the County on the areas along the sidewalks that are in need of repair.

Mr. Woodcock has not received the necessary paperwork from the previous District Engineer. Ms. Macsuga requested that Mr. Woodcock reach out to the previous engineer and if he does not receive a response to notify staff so that District Counsel can get involved.

D. Clubhouse Manager

Mr. Dunner presented the Clubhouse Report for August 2016. He gave the Board an update on the garage sale and other activities that are taking place at the clubhouse. Mr. Dunner was also instructed to donate the old pool lounge chairs to Hospice.

Mr. Dunner and Mr. Gruhl will talk to Jackie at the Hillsborough County Sheriff's Office to revise the directives to the officers that sign up for off-duty service to the community. Street checks, speeding issues, and parking violations need to be stressed as a part of their scope of work.

Mr. Dunner will talk to the Security Guard from Universal Protection and instruct him that he is not to be sitting around the clubhouse watching television when he is on duty and that he needs to be performing more perimeter inspections. He also needs to be checking on the people using the gym to make sure they are of age and have appropriate rights to be in the gym.

Mr. Gruhl presented the new Amenities Management Contract to the Board. Upon discussion the Board approved the contract.

<p>On a Motion by Ms. Macsuga, seconded by Mr. Maher, with all in favor, the Board of Supervisors approved the new contract for Amenities Management as presented for Panther Trails Community Development District.</p>
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E. District Manager

Ms. Oram reminded the Board that their next meeting was scheduled for November 10, 2016 at 5:30 p.m. The Board requested that District Management cancel this meeting as they didn't feel it was necessary to hold it. Therefore the next scheduled meeting will be held on December 8, 2016 at 5:30pm.

Ms. Oram presented her Action Items List.

TWENTIETH ORDER OF BUSINESS

Supervisor Requests

Ms. Oram asked if there were any Supervisor requests. Ms. Macsuga requested that Ms. Oram check with Ryan Companies and find out what their plans are for the round-a-bouts in the new section since they have no irrigation in these areas.

Ms. Macsuga requested that Ms. Oram revise the parking registration form emailed to her to be consistent with the District's information. This will start being utilized for residents parking in the overflow lot across from the clubhouse.

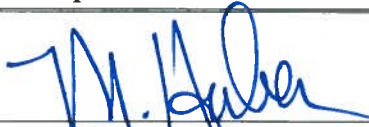
Ms. Macsuga requested the security system company come to the site and put together proposals for monitoring the overflow lot. Since TECO will be installing two light poles, the Board anticipates the overflow lot will be utilized much more than it currently is.

TWENTY-FIRST ORDER OF BUSINESS

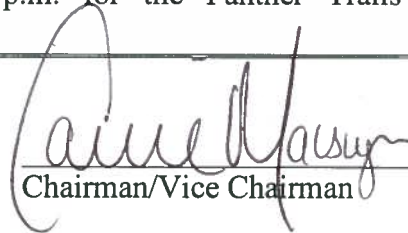
Adjournment

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. Murray, with all in favor, the Board of Supervisors adjourned the meeting at 7:25 p.m. for the Panther Trails Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman