

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, February 11, 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
Dean Grable	Board Supervisor, Assistant Secretary

Also present were:

Sandy Oram	District Manager, Rizzetta & Co., Inc.
Scott Steady	District Counsel, Burr Forman LLP
Tonja Stewart	District Engineer, Stantec
John Toborg	Operations Manager, Rizzetta & Co., Inc.
Joe Eden	Clubhouse Manager
Jim Potantus	Sunrise Landscaping

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 members present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meeting held on December
10, 2015**

There were no changes to the meeting minutes.

On a Motion by Ms. Murray, seconded by Ms. Macsuga, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on December 10, 2015 as presented for Panther Trails Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for December 2015 and January 2016

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for December 2015 (\$28,322.10) for Panther Trails Community Development District.

On a Motion by Ms. Murray, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the Operations & Maintenance Expenditures for January 2016 (\$36,732.85) for Panther Trails Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Series 2015 Construction Requisitions #54 - #62

REQUISITION NO.	PAYEE	AMOUNT
54	Burr & Forman, LLP	\$5,698.70
55	Clearview Land Design, P.L.	\$5,800.00
56	HD Supply Waterworks	\$973.37
57	Panther Trails CDD	\$722.08
58	Stantec Consulting Services	\$104.00
59	Atlantic TNG, LLC	\$9,731.00
60	GeoPoint Surveying, Inc.	\$9,700.00
61	Burr & Forman, LLP	\$2,347.10
62	QGS Development, Inc.	\$214,365.22

Mr. Macsuga reviewed requisitions #54 through 62 with the Board.

On a Motion by Ms. Murray, seconded by Ms. Macsuga, with all in favor, the Board of Supervisors ratified the Series 2015 Construction Requisitions #54 - #62 for Panther Trails Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Unaudited Financial
Summary and Financial Statements**

Ms. Oram presented and reviewed the unaudited financial statements for November and December 2015.

SEVENTH ORDER OF BUSINESS

**Update Regarding Remaining Monies in
Current Budget**

Ms. Oram gave the Board an update regarding the remaining monies left in the fiscal year 2015/2016 budget.

EIGHTH ORDER OF BUSINESS

**Consideration of Final Version of Rule
Changes for District Facilities**

Discussion ensued. Upon change to Page 17, #1, add “or guardian if under the age of eighteen (18)”, the Board approved the Policy/Rules for the District. Ms. Oram stated that after she makes the requested change she will have the rules posted on the District website and send a copy to the Amenity Manager for Distribution to residents as requested.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved the Final Version of Rule Changes for District Facilities (as amended) for Panther Trails Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Proposal from
Terminix**

The Board requested that a line item be added to the fiscal year 2016/2017 proposed budget for termite treatment for the amenity center.

TENTH ORDER OF BUSINESS

**Consideration of Proposal for Pool
Maintenance**

Ms. Oram stated that she would have Hallelujah Pools inspect the pump/etc. at the amenity center. If everything is okay Hallelujah Pools will be contracted as the new pool vendor. If there are any issues/problems with the system, Pool Time will be instructed to repair/replace prior to the turnover of the pool maintenance.

On a Motion by Ms. Murray, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the proposal from Hallelujah for Pool Maintenance as discussed for Panther Trails Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Sunrise's Proposal for Clubhouse Sod Repair

The Board decided not to consider this item at this time.

TWELFTH ORDER OF BUSINESS

Consideration of Sunrise's Proposal for Sabal Palm Removal and Replacement

The Board decided not to consider this item at this time.

THIRTEENTH ORDER OF BUSINESS

Consideration of Sunrise's Proposal for Pool Area Landscape

The Board decided not to consider this item at this time.

FOURTEENTH ORDER OF BUSINESS

Discussion Regarding the District's Vacant Lot

The Board decided to look into selling the vacant lot. District Counsel will check to see if there are any legal issues that will impede the process. If there are no legal issues, Mr. Steady will put together a package to place the parcel on the market.

<p>On a Motion by Mr. Maher, seconded by Ms. Macsuga, with all in favor, the Board of Supervisors authorized District Counsel to research the matter of the District owned vacant lot for Panther Trails Community Development District.</p>
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FIFTEENTH ORDER OF BUSINESS

Consideration of Change Orders #1 – 3 and #6

Ms. Macsuga executed Change Orders #1 – 3 and #6. Change Orders #4 and 5 have been voided.

SIXTEENTH ORDER OF BUSINESS

Discussion Regarding Tar Hollow Drive Parking

Ms. Oram informed the Board that she and the Chairman met with another towing company and after an informative discussion; it was decided to use only one towing company in the community. The District will be using the current towing company, Express Towing. Ms. Oram stated that she would contact Express Towing and provide them with a list of rules/requests pertaining to the towing of vehicles illegally parked on District Property. Towing will be implemented as of March 1st. A notice will be placed on the District's website and signage will be posted at the entrance to Tar Hollow and on the District roundabout at the cul-de-sac on Tar Hollow Drive. Ms. Oram and Ms. Murray will be the contact for Express Towing. The Board requested that Mr. Eden send out an email blast to the community regarding the March 1st towing enforcement date.

SEVENTEENTH ORDER OF BUSINESS**Staff Reports****A. Presentation of Monthly Maintenance Reports****1. Pond Report – Under Separate Cover**

Aquatic Systems was not present at the meeting. Mr. Toborg gave a brief update on the condition of the ponds. He stated that all ponds are in good condition at this time. Mr. Toborg commented on a new product/procedure that is being used in other areas that helps keep any trash/debris within arms reach around the ponds.

He stated that he will find out if there is a cost involved and if so how much and report back to the Board.

2. Field Services Update – John Toborg – Under Separate Cover

Mr. Toborg presented his Field Inspection Report for the Board. He discussed the problem areas and will work with Sunrise to replace the Holly bushes along Ekker Road.

B. District Counsel

Mr. Steady discussed the turnover of the landscaping maintenance from the developer to the District.

C. District Engineer

Ms. Stewart discussed the walk through inspection that was held on Tuesday, February 8th with the developer, Chairman, District Manager, Operations Manager and Sunrise Landscape. She informed the Board that the decision was made upon inspection and discussion with District Counsel and the developer, Jeff Hills, to not accept the turnover of the landscape maintenance at this time.

A report will be provided by Mr. Toborg and Mr. Potantus to Ms. Oram to present to Mr. Hills regarding the concerns of the Engineer, Board, and Management regarding the dead plants, poor installation and specs used during the planting installation. Mr. Hills will then discuss options with Cornerstone.

D. Clubhouse Manager

Mr. Eden presented the Clubhouse Reports for December and January. He gave the Board the following updates:

- As of January 31, 2016, staff has registered 273 homes
- Nvirosect sprayed the exterior and interior of the clubhouse for pests
- Stanley Steemer cleaned and protected the recreation room, foyer and gym carpets
- Fitness Logic performed annual maintenance of the fitness equipment
- Stephens Installers performed annual maintenance of the playground equipment
- DAD Services repositioned and sanded the pavers
- DCSI repositioned the women's bathroom door sensor
- Lake Master treated the ponds for shoreline grass and removed the trash

- The Easter Bunny will be at the clubhouse on March 19th from 12:30 until 1:30
- The Community Garage Sale and the Spring Fling will take place on April 23rd. The Salvation Army will have a trailer at the clubhouse for any items that residents would like to donate.

It was decided that there will be a new sign-off sheet for amenity center rentals. Both the amenity manager and resident will need to sign off on the condition of the clubhouse before and after the event.

Mr. Eden presented a proposal from Sharks and Minnows to provide free swim lessons to one child per resident in order for Sharks and Minnows to charge for the lessons to non-residents to use the facilities. Ms. Oram will secure all necessary insurance, etc. prior to Sharks and Minnows providing and swim lessons.

On a Motion by Ms. Macsuga, seconded by Mr. Maher, with all in favor, the Board of Supervisors approved the proposal from Sharks and Minnows to provide swim lessons as discussed for the Panther Trails Community Development District.

E. District Manager

Ms. Oram reminded the Board that their next meeting was scheduled for April 7, 2016 at 5:30 p.m.

A discussion was held regarding the replacement of the playground mulch. Ms. Oram will work with the vendor and Chairman on ideas to keep the mulch from washing down the drains. This item was tabled until a solution is found.

EIGHTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Macsuga asked Ms. Oram to follow-up with the Developer on the following items:

- Notify Jell Hills regarding individuals using the vacant lots in Phase II for personal recreation. Mr. Hills needs to provide additional police patrols to deter this activity or reimburse the District for the cost of patrolling Phase II for the Developer.
- Check with the Developer on the status of the installation of speed tables along Ekker Road to slow down traffic.
- Check with the Developer on placing barriers up between Phase I and Phase II to cut down on construction traffic using the Symmes Road entrance and traversing down Ekker Road to Phase II.
- Follow-up with the Developer on Deed Restriction and No Soliciting signage for the entrances to the community.

NINETEENTH ORDER OF BUSINESS

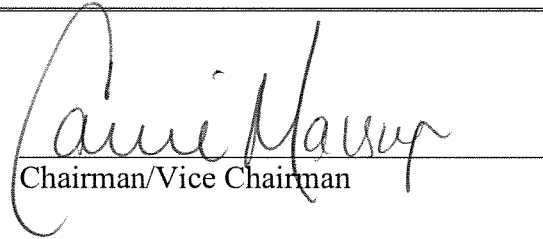
Adjournment

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 Mr. Maher, with all in favor, the Board of Supervisors adjourned the meeting at 7:28 p.m. for the Panther Trails Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman