
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 **Tuesday, August 23, 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
Jennifer Murray
Patrick Maher
Judy Mitchell

Board Supervisor, Chairman
Board Supervisors, Vice Chairman
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

Also present were:

Sandy Oram
Scott Steady
Scott Brizendine
Brianna Parker
Joe Eden
Robbie Cox

District Manager, Rizzetta & Co., Inc.
District Counsel, Burr Forman LLP
Financial Services, Rizzetta & Co., Inc.
Financial Services, Rizzetta & Co., Inc.
Clubhouse Manager
Representative, MBS Capital Markets

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

Discussion Regarding Vending Machine

Ms. Oram passed out a snack list for the proposed vending machine for the amenity center. Discussion ensued. Ms. Macsuga recommended tabling this item until May when there are more residents in Phase II.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Lounge Chairs

Ms. Oram reviewed the proposals and options for the lounge chairs with the Board. Upon discussion the Board decided to purchase 30 new lounge chairs for the amenity center.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved Resort Furniture and Chairs proposal for 30 lounge chairs in the amount of \$5,891.70 plus freight for Panther Trails Community Development District.

Ms. Oram will have a check cut and sent to the vendor as soon as possible. Once the new lounge chairs have arrived, the existing lounge chairs will be sold to the residents at a cost of \$25.00 per chair.

FIFTH ORDER OF BUSINESS

Discussion Regarding Bond Refinancing

Discussion ensued regarding the refinancing of the Series 2011 Bonds along with Series 2005 Bonds. Mr. Cox stated that Lennar has agreed on a settlement of outstanding deferred cost obligation that will net approximately \$61k to the District.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved entering into agreement with MBS Capital Markets to look into the refinancing of the Series 2011 Bonds for Panther Trails Community Development District.

Mr. Cox presented and reviewed the term sheet from Hancock Bank for the refinancing of the Series 2005 Bonds.

On a Motion by Ms. Murray, seconded by Mr. Maher, with all in favor, the Board of Supervisors authorized the Chairman to execute the Term Sheet and to sign a commitment letter to move the Operating Account for District to Hancock Bank (subject to negotiation and District staff approval) for Panther Trails Community Development District.

Ms. Macsuga inquired about the banking fees at Hancock Bank. Mr. Brizendine stated that the fees would be based on the balance maintained in the operating account. He stated that the fee structure is comparable to other banking institutions.

Ms. Steady presented and reviewed Resolution 2016-06, Declaring Special Assessments.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved Resolution 2016-06, Declaring Special Assessments Relating to the Refunding of the Series 2005 Bonds for Panther Trails Community Development District.

Mr. Steady presented and reviewed Resolution 2016-07, Setting Public Hearing for Imposing Special Assessments.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved Resolution 2016-07, Setting Public Hearing to hear public comment on the Imposing of Special Assessments related to the Refunding of the Series 2005 Bonds (Tuesday, September 27, 2016 at 5:30 p.m. at the Carriage Pointe Clubhouse, 11796 Ekker Road, Gibsonton, FL 33534) for Panther Trails Community Development District.

On a Motion by Ms. Murray, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors authorized District staff to submit a revised Assessment Roll to the County reflecting the adjustment by the refinancing of the Series 2005 Bonds for Panther Trails Community Development District.

Mr. Steady stated that he would draft a legal letter explaining the bond refinancing for the residents to go out with the cover letter written by Rizzetta, both of which will constitute the required mailed notice. He stated that he would send it to Ms. Macsuga for her review. Rizzetta is to send the cover letter to Ms. Macsuga for review as well.

SIXTH ORDER OF BUSINESS

Consideration of Setting Public Hearing to Establish Rates for the Amenity Usage

Ms. Oram asked for a motion to authorize District staff to advertise for a public hearing to establish rates for the use of the amenity center.

On a Motion by Ms. Macsuga, seconded by Mr. Maher, with all in favor, the Board of Supervisors authorized District staff to advertise for a public hearing to establish rates for the amenity usage (Thursday, October 13, 2016 at 5:30 p.m. at the Carriage Pointe Clubhouse, 11796 Ekker Road, Gibsonton, FL 33534) for Panther Trails Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Golf Car Lease Agreement

Mr. Steady asked for a motion to ratify the approval of the Golf Car Lease Agreement.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors ratified the approval of the Golf Car Lease Agreement and the approval of the resolution and certificate of encumbrance which is required to be executed in association with the Lease Agreement for Panther Trails Community Development District.

Mr. Steady stated that the District's insurance should cover physical damage and injury liability and the HOA's insurance should cover injury and liability related to HOA's use of the car. Ms. Oram will provide Mr. Steady with the specifics for the Cost Share Agreement between the District and the HOA for the golf car and utility building to house the golf car.

Mr. Steady will draft the agreement which will be executed by the District Chairman and the President of the HOA.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

C. District Engineer

Not present.

D. Clubhouse Manager

No report.

E. District Manager

Ms. Oram reminded the Board that their next meeting was scheduled for September 27, 2016 at 5:30 p.m.

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

TENTH 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.

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| On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors adjourned the meeting at 6:33 p.m. for the Panther Trails Community Development District. |
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Secretary/Assistant Secretary

Chairman/Vice Chairman