

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, June 8, 2017 at 5:38 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
Judy Mitchell	Board Supervisor, Assistant Secretary
Patrick Maher	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager, Rizzetta & Co., Inc.
Greg Woodcock	District Engineer, Cardo
John Crawford	Field Services Manager, Rizzetta & Co., Inc.
Bobby Carr	Amenities Manager
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Ty Oats requested more dog stations in Phase II. Ms. Macsuga indicated that the Developer (Jeff Hills) would be installing an additional four (4) dog stations in Phase II.

Ms. Jeanette Kunselman-Issa asked if a light post and garbage bin could be placed at the mailbox kiosk. Ms. Macsuga informed her that TECO will be installing lights in this area. Mr. Cox indicated that he would speak with Jeff Hills about the need for a garbage can at the mail kiosk.

Ms. Melissa DeMelo stated more parking is needed and there are numerous cars parking on the street. Ms. Macsuga indicated that this was a HOA issue.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Regular Meeting
held on April 13, 2017**

Mr. Cox presented the April 13, 2017 meeting minutes. The Board made several amendments.

On a Motion by Ms. Murray, seconded by Ms. Macsuga, with all in favor, the Board of Supervisors approved the April 13, 2017 minutes of the Board of Supervisors' regular meeting as amended, for the Panther Trails Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for April
2017**

Mr. Cox presented the operation and maintenance expenditures for April 2017. Ms. Macsuga requested that Mr. Cox research to determine if portions of the District Counsel and District Engineer invoices should have been paid from the construction fund account versus the District's general fund.

On a Motion by Ms. Murray, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors ratified the Operations & Maintenance Expenditures for April 2017 (\$46,604.22) for the Panther Trails Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Candidate for
Appointment to Vacant Supervisor Seat
#5**

This item was tabled. No formal board action was taken.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2017-10; Re-
designating Officers**

This item was tabled. No formal board action was taken.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
Not present.

B. District Engineer
Mr. Woodcock provided an exhibit regarding the ditch conveyance which he explained had been reviewed with District Counsel, Scott Steady. He noted that the next step would be the preparation of the legal description and that it would be approximately two weeks before the survey could be completed. He indicated that the developer (Jeff Hills) would be taking ownership of the crossings where the mitered end sections are located,

but the CDD will maintain the stormwater culvert and the outfall of those pipes. Mr. Woodcock stated the mitered end sections were the least expensive part to maintain and would mainly consist of removing vegetation. The Board asked why the CDD would not own the areas they are maintaining. The Board directed staff to have an agreement that anything they maintain - they own.

C. Clubhouse Manager

Mr. Carr presented his April and May 2017 reports for the Board's review. He explained that the back-to-school event was being planned based on what how it was done last year. The Board requested that Mr. Carr break out the total key cards for Phase I and Phase II on the report. Mr. Carr updated the Board on an incident that took place at the pool involving an altercation where two individuals (Lakeisha Arroya and the son of Ms. Sabelithe Mitchell) became verbally abusive to each other and included loud profanity. Mr. Carr noted that he had suspended the card of Ms. Sabelithe Mitchell for improper conduct. Mr. Cox reviewed with the Board the options they could take regarding suspensions and a Board discussion ensued. The Board concluded to suspend both individuals involved effective immediately through July 1, 2017.

On a Motion by Ms. Macsuga, seconded by Mr. Maher, with all in favor, the Board of Supervisors approved to issue a suspension for Lakeisha Arroya and Ms. Sabelithe Mitchell effective immediately until July 1, 2017, for the Panther Trails Community Development District.

Mr. Carr presented proposals from Dick's Sporting Goods and Fitness Logic for a new commercial grade treadmill for the Board's consideration.

On a Motion by Ms. Murray, seconded by Ms. Mitchell, with all in favor, the Board of Supervisors approved the treadmill proposal from Dick's Sporting Goods with a not to exceed amount of \$3,600.00, for the Panther Trails Community Development District.

Mr. Carr informed the Board that the party rentals were doing well and that they were getting almost one every weekend. He noted that he is also working to replace the rules signage for the tennis courts and that Welch Tennis is working on a proposal to fix the fence and to re-surface the tennis courts.

D. Field Inspection Report

Mr. Crawford presented his report to the Board. Ms. Macsuga requested that staff verify that the landscape contractor is aware of the recent water restrictions. Ms. Macsuga discussed the poor condition of the Palms at the front entrance and directed staff to obtain a proposal for Ribbon Palms from Cornerstone. Mr. Crawford indicated that he had requested proposals for mulch installation and a drain at the corner of the clubhouse. The Board discussed which Palms need to be replaced at the entrance and what type of Palms to use for the replacement. It was determined that eight (8) Palm trees need to be replaced with four (4) Queen Palms and four (4) Ribbon Palms. Mr. Crawford indicated that he would obtain proposals for consideration. The Board authorized the Chairman to execute a proposal with a not-to-exceed amount of \$10,000.

On a Motion by Ms. Murray, seconded by Mr. Maher, with all in favor, the Board of Supervisors authorized the Chairman to approve a Palm replacement proposal with a not-to-exceed amount of \$10,000.00, for the Panther Trails Community Development District.

The Board discussed issues related to erosion in ponds in Mr. Crawford's report. Mr. Woodcock indicated that he would work with QGS to attempt to have repairs made to the erosion areas. Ms. Macsuga requested that QGS to be put on notice of repairs needed before the warranty expires. Mr. Woodcock commented that he had their Structural Engineer look at the crack on the Club House wall and it was determined if they repair and it opens up again another solution would be required. Mr. Cox indicated that he had someone coming out to inspect and possibly repair the cracked area. The Board discussed the issues with the downspouts where mulch was getting washed away and Mr. Woodcock recommended putting an extension on those downspouts. Mr. Woodcock noted that he will inspect the washout by the playground area and bring back options for the Board. The Board directed staff to place a barrier with holes around the playground for a short-term solution to prevent mulch loss. Ms. Macsuga reiterated that she wanted the blue plastic construction tube removed from Pond 10 prior to the next Board meeting.

E. Pond Inspection Report

Mr. Cox presented an Aquatic Systems proposal for \$433.00 per month to add Phase II ponds #12 through #16 to their current contract. Ms. Murray requested staff to remind Aquatic Systems of their contractual obligation to remove trash from the ponds.

On a Motion by Ms. Mitchell, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved to add maintenance of ponds #12 thru #16 to the current Aquatic Systems pond contract for \$433 per month, for the Panther Trails Community Development District.

F. District Manager

Mr. Cox reminded the Board that their next meeting was scheduled for July 13, 2017 at 5:30 p.m. The Board requested that District Management cancel this meeting. Mr. Cox noted that the next scheduled meeting was scheduled for August 10, 2017 at 5:30 p.m. Mr. Cox noted that the public hearing for the adoption of Fiscal Year 2017-2018 budget would be conducted at this meeting.

Mr. Cox informed the Board that as of April 15, 2017 the registered voter count for the Panther Trails CDD is 714 per Hillsborough County Supervisor Election.

EIGHTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2017/2018
Proposed Budget**

Mr. Cox presented the fiscal year 2017/2018 proposed budget to the Board. He reviewed the budget line items and explained the changes that were made as compared to the current budget. The Board made changes to the proposed budget and discussed the revenues

still to be collected from the Developer during this fiscal year and its impact on assessments for the budget being considered.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2017-11;
Approving Fiscal Year 2017/2018
Proposed Budget & Set Public Hearing**

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors adopted Resolution 2017-11; Approving Fiscal Year 2017/2018 Proposed Budget and Setting a Public Hearing, for Panther Trails Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Macsuga requested staff to look into acquiring recycle bins for the Clubhouse. Mr. Carr noted that he would contact the County regarding these bins.


Ms. Murray discussed issues with trash and other items that are across Symmes Road at the main entrance. Mr. Cox indicated that this was County owned property.

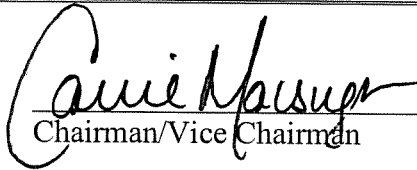
ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Cox 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 8:07 p.m. for the Panther Trails Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman