

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, March 26, 2015 at 6:04 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 |
| Dean Grable | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|-------------------|--|
| Christine Perkins | District Manager, Rizzetta & Co., Inc. |
| Scott Brizendine | Dir. of Financial Services, Rizzetta & Co, Inc. |
| Brooke DeVito | Financial Analyst, Rizzetta & Co., Inc. |
| Scott Steady | District Counsel, Burr Forman |
| Jeff Hills | Developer |
| Mike Williams | Akerman Senterfitt |
| Jennifer LaRocco | FMS Bonds |
| Joe Eden | Clubhouse Manager |

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

An Audience member expressed concerns regarding the landscaping/grass around the ponds. Some of the issues noted were ant piles, no trimming around the fence and tree trimming.

An audience member inquired about a rezoning letter that he had received via mail, as well as in relation to the new development that is occurring.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Regular Board of Supervisors' Meeting
held on February 12, 2015**

On a Motion by Ms. Macsuga, seconded by Mr. Grable, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' regular meeting held on February 12, 2015 for Panther Trails Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for January –
February 2015**

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board approved the Operation and Maintenance Expenditures for January 2015 (\$52,297.37) and February 2015 (\$28,781.38), as presented for Panther Trails Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing on Special Assessments

Mr. Steady provided an overview of the Phase II project. He noted improvements at the intersection of Ekker Road and Symmes Road that have three other construction contracts associated with it, totaling \$4,016,000.00 (Geopoint Surveying, Clearview Land Design, Faulkner Engineering).

Mr. Steady stated that Mr. Hills has a contract in place to build the hardscape and landscape and that he would like to have the District purchase that work once it's completed.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board opened the Public Hearing for Panther Trails Community Development District.

1. Consideration of Final District Engineer's Report

Mr. Steady presented the report, identifying the infrastructure improvements for Phase II. It was noted that Ms. Stewart was to make one minor modification based on the previous discussion at the last meeting.

2. Consideration of Final Special Assessment Allocation Report

Ms. DeVito reviewed the report for the Board noting that the final numbers had been inserted but it was essentially the same report that was previously presented. She stated that the Series 2015 bonds will be issued in the principal amount of \$5,200,000.00 with a final maturity date of November 1, 2046. The first interest payment will be due on May 1, 2015 although interest will be capitalized from the date of issuance through the November 1, 2016 interest payment date. The maximum annual debt service prior to County collection costs and early payment discounts is \$361,150.00. She reviewed the Total Development Plan, Cost Detail,

Cost Allocation, Financing Information and Assessment Allocation for the Series 2015 bonds.

**3. Consideration of Resolution 2015-05, Imposing Special Assessments
(under separate cover)**

It was noted that the following modifications to the Resolution should be made:

Exhibit A: Number of units should total 812. (District acquired empty lot)

Exhibit B (page 4): Table 3 – Correct 2014 Costs to read 2015 Costs.

Mr. Hills, as the property manager, had no modifications to the assessments.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board adopted Resolution 2015-05, levying special assessments (subject to modifications stated above) for Panther Trails Community Development District.

On a Motion by Ms. Murray, seconded by Mr. Grable, with all in favor, the Board closed the Public Hearing for Panther Trails Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Collateral and
Assumption Agreement, True-Up
Agreement and Completion Agreement
(under separate cover)**

On a Motion by Ms. Macsuga, seconded by Mr. Maher, with all in favor, the Board of Supervisors approved the Collateral and Assumption Agreement, True-Up Agreement and Completion Agreement for Panther Trails Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Construction Contract
with QGS Development**

On a Motion by Ms. Murray, seconded by Ms. Macsuga, with all in favor, the Board of Supervisors approved the construction contract with QGS Development for Panther Trails Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Other Construction
Related Documents**

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved the contracts with Geopoint Surveying, Clearview Land Design, and Faulkner Engineering for Panther Trails Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Letter to Assign
Clubhouse Rights**

Ms. Perkins presented the letter to the Board for their review. It was suggested that the form be revised to include a place for a notary stamp.

On a Motion by Ms. Murray, seconded by Mr. Maher, with all in favor, the Board of Supervisors approved the letter to assign clubhouse rights subject to the one revision and final approval by the Chairman for Panther Trails Community Development District.

TENTH ORDER OF BUSINESS

Monthly Vendor Status Reports

1. Landscape Maintenance Update

A discussion ensued regarding current landscape conditions and how to proceed with maintenance.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved an Invitation to Bid for landscape maintenance services (subject to final approval of the scope of services by Chairman) for Panther Trails Community Development District.

Ms. Macsuga expressed concerns regarding construction traffic and moving of equipment, as it's a safety issue. It was noted that QGS Development has a traffic plan to direct the flow of traffic. Ms. Macsuga asked about talking to the School Board about pushing back the bus stop. Mr. Hills discussed building a pad for the bus stop.

2. Aquatic Service Update

A discussion regarding trash clean up ensued.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Not present.

C. Clubhouse Manager

1. Amenity Services Report

Mr. Eden reviewed his report, noting bubbles on the tennis court surface. It was suggested that tennis court surface maintenance be addressed to prevent having to resurface it in the near future. Mr. Eden mentioned an upcoming Spring Celebration on April 4th and a yard sale on April 25th.

2. Consideration of DCSI Proposal for Office Camera and Microphone

On a Motion by Mr. Maher, seconded by Mr. Grable, with all in favor, the Board of Supervisors approved the DCSI proposal for an office camera and microphone (with signage posted alerting residents that audio/video recording is in progress) for Panther Trails Community Development District.

D. District Manager

Ms. Perkins stated the next regularly scheduled meeting will be held at 6:00 p.m. on April 9, 2015.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Ms. Macsuga suggested a workshop on rules & rates for District Facilities in June. She also requested that the Project Manager and someone from Ryan Homes be present at each meeting.

For uniformity purposes, Ms. Murray requested a color palette from Ryan Homes for the HOA.

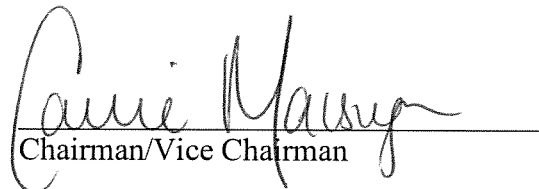
THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board adjourned the meeting at 7:55 p.m. for the Panther Trails Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman