

**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, April 9, 2015 at 6:01 p.m.** at the Carriage Pointe Clubhouse, located at 11796 Ekker Road, Gibsonton, FL 33534.

Present and constituting a quorum:

Carrie Macsuga	<b>Board Supervisor, Chairman</b>
Jennifer Murray	<b>Board Supervisors, Vice Chairman</b>
Patrick Maher	<b>Board Supervisor, Assistant Secretary</b>
Judy Mitchell	<b>Board Supervisor, Assistant Secretary</b>
Dean Grable	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Christine Perkins	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Scott Brizendine	<b>Dir. of Financial Services, Rizzetta &amp; Co, Inc.</b>
Brooke DeVito	<b>Financial Analyst, Rizzetta &amp; Co., Inc.</b>
Scott Steady	<b>District Counsel, Burr Forman</b>
Tonja Stewart	<b>District Engineer; Stantec</b>
Joe Eden	<b>Clubhouse Manager</b>
Edward Evans	<b>Representative, Complete Landcare</b>

**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**

There were no Audience members present. Ms. Perkins asked if the Board would be willing to hear Staff Reports as the first agenda item. The Board agreed.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Steady first gave an overall recap of the Phase II Project up to this point from the last meeting, notating that the District has now entered into contracts with QGS Development, Clearview Land Design, Faulker Engineering, and GeoPoint Surveying. He also provided an overview of a recommended acquisition, and

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Deficit Funding Agreement given that there will be approximately \$350,000 of costs remaining that the Developer will cover above and beyond the bond proceeds.

On a Motion by Mr. Grable, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved the Deficit Funding Agreement in substantial form (to be finalized and approved/executed by the Chairman) for Panther Trails Community Development District.

**B. Landscape Update**

Mr. Evans addressed several irrigation issues that had previously occurred, including a mainline break that caused the water to be shut off for several days. Mr. Grable and Ms. Murray communicated their concerns about the scalping of the grass. Mr. Evans said that he would provide a credit, as he said that he will need to do a better job in the community, and wants to ensure that everything is done correctly. Ms. Murray also addressed issues such as picking up area trash. Ms. Macsuga expressed her issues with the fact that Mr. Evans did not attend a landscaping meeting with the developer. Mr. Evans stated that he did send a representative to a follow-up meeting, and needs to follow up with District staff. Ms. Macsuga noted that the District has discussed going out for RFP. Ms. Perkins mentioned that the bids going out for RFP will be received in time to discuss at the next meeting. Ms. Perkins also discussed the services that are provided by Rizzetta's Field Services Department, as an option for the District to oversee the RFP process, perform monthly reports, as well as ensure a smooth transition when the Phase II landscaping comes on board upon completion. Discussion ensued. Ms. Macsuga requested that field inspections also be performed while the new landscape install is being completed. Mr. Evans communicated to the Board that he would not bid on the project, however would remain in place until a new landscaper was selected. Ms. Macsuga communicated her concerns regarding the aging of the community, and emphasized that with budget season coming up, the Board needs to think about a number of maintenance items that will need to be addressed.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board of Supervisors approved the Rizzetta Amenity Services proposal for field services for Panther Trails Community Development District.

**C. District Engineer**

Not present.

**D. Clubhouse Manager**

Mr. Eden provided an overview of recent Clubhouse activities, including the upgrading of Brighthouse internet services, tennis court repairs, and installation of a new DCSI camera in the foyer. Mr. Eden also introduced Andy Heinrich in regards to introducing the Sharks & Minnows swim programming available for

the District's residents. Discussion ensued.

**E. District Manager**

Ms. Perkins stated the next regularly scheduled meeting will be held at 5:30 p.m. on June 11, 2015.

**FOURTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Macsuga requested that for purposes of the proposed budget, to display the last three fiscal years of actual expenditures in order to look at long-term maintenance costs. Ms. Macsuga also communicated that the District will not raise assessments. Ms. Perkins communicated the elimination of carryforward will need to be taken into account, and that multiple Rizzetta staff have had oversight for the next fiscal year's budget given the complexity of their assessment table. Ms. Macsuga also commented on the ditch that needs to be maintained that is in the back of Phase 1, that is actually District property and not the County's (around the border of Phase I and Phase II).

Ms. Murray requested that the door stops be replaced and crown molding around the clubhouse be repainted by Clubhouse staff.

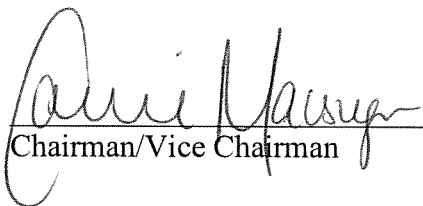
Mr. Grable commented about how the Oak Trees are already starting to adversely affect the community's sidewalks, as it's a safety issue.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board adjourned the meeting at 8:00 p.m. for the Panther Trails Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman