
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, August 14, 2014 at 6:07 p.m.** at the Carriage Pointe Clubhouse, located at 11796 Ekker Road, Gibsonton, FL 33534.

Present and constituting a quorum:

Jennifer Murray	Board Supervisor, Vice Chairman
Patrick Maher	Board Supervisor, Assistant Secretary
Judy Mitchell	Board Supervisor, Assistant Secretary
Dean Grable	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Co., Inc.
Christine Hanlon	District Manager; Rizzetta & Co., Inc.
Scott Steady	District Counsel; Burr Forman, LLP
Joe Eden	Clubhouse Manager; RASI
Jeff Hills	Developer

FIRST ORDER OF BUSINESS

Call to Order

Ms. Hanlon 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

**Consideration of Minutes of the Audit
Review Committee Meeting Held June
12, 2014**

Ms. Hanlon presented the minutes of the Audit Review Committee meeting to the Board.

<p>On a Motion by Ms. Murray, seconded by Mr. Maher, with all in favor, the Board approved the minutes of the Audit Review Committee Meeting held on June 12, 2014 as presented for Panther Trails Community Development District.</p>
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FOURTH ORDER OF BUSINESS

Ratification of Operation & Maintenance Expenditures for May 2014 – July 2014

Ms. Hanlon presented the expenditures to the Board for their review. The Board inquired about several invoices. A brief discussion ensued.

On a Motion by Ms. Murray, seconded by Mr. Maher, with all in favor, the Board ratified the Operation & Maintenance Expenditures for May 2014 (\$39,010.10), June 2014 (\$31,237.40), and July 2014 (\$26,745.60) for Panther Trails Community Development District.

FIFTH ORDER OF BUSINESS

Phase II Development Update

Mr. Hills stated that three builders have expressed interest in the project. One of the builders is under contract and their due diligence period ends next week. He stated that two builders should be under contract in the next 60-90 days but it is subject to the current state of the housing market. A general discussion ensued.

SIXTH ORDER OF BUSINESS

Playground Planning Update

Ms. Hanlon distributed a proposal from Florida Playstructures to the Board for their consideration. Ms. Stewart discussed the proposals from Florida Playstructures (approximately \$26,300.00) and Cornerstone (\$35,000.00) for the Board's consideration. A discussion ensued. The Board decided to move forward with Cornerstone as was originally intended. It was noted that the HOA has already contributed \$10,000.00 towards the expense. Mr. Hills stated that he would budget for the additional \$10,000.00 and would have a check by the end of September to move forward with the project.

SEVENTH ORDER OF BUSINESS

Landscape Maintenance Update

Jeff Hills asked the Board if they are happy with the landscape maintenance. A discussion ensued. Mr. Cox provided background information on the landscape. The Board requested that Complete Landcare attend the next meeting to provide a landscape update.

EIGHTH ORDER OF BUSINESS

Aquatic Services Update

Ms. Hanlon distributed the most recent aquatic services report. Ms. Murray inquired about the cattails that were discussed at the last meeting. Mr. Cox stated that per Lakemasters, they were not cattails but in fact, Bullrush. He suggested that Ms. Murray and Lakemasters review the site together to address the issue.

(Ms. Stewart left the meeting in progress)

NINTH ORDER OF BUSINESS

Amenity Services Update

Mr. Eden reviewed the amenity services report for the Board. He noted that there is new patio furniture on the pool deck and that the front and pool gate hydraulic closers have been replaced with commercial grade hydraulic gate closers. Mr. Eden stated that a television has also been purchased for the fitness center to replace the non-functioning one.

TENTH ORDER OF BUSINESS

Summary Review of Monthly Financial Statements

Ms. Hanlon presented the summary of the monthly unaudited financial statements as of June 30, 2014 to the Board for review.

ELEVENTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2014/2015 Budget; Consideration of Resolution 2014-05, Approving Fiscal Year 2014/2015 Budget; Consideration of Resolution 2014-06, Imposing Special Assessments

On a Motion by Mr. Grable, seconded by Ms. Murray, with all in favor, the Board opened the public hearing for Panther Trails Community Development District.

There were no Audience comments or questions. Mr. Cox provided a recap of the approved proposed budget, noting that \$45,020.00 has been carried over from the general fund of previous fiscal year budgets. A general discussion ensued.

On a Motion by Mr. Maher, seconded by Ms. Murray, with all in favor, the Board adopted Resolution 2014-05, approving the final budget for fiscal year 2014/2015 for Panther Trails Community Development District.

On a Motion by Ms. Mitchell, seconded by Ms. Murray, with all in favor, the Board adopted Resolution 2014-06, imposing special assessments for fiscal year 2014/2015 for Panther Trails Community Development District.

On a Motion by Ms. Murray, seconded by Ms. Mitchell, with all in favor, the Board closed the public hearing for Panther Trails Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2014-07,
Adopting Fiscal Year 2014/2015 Annual
Meeting Schedule**

Ms. Hanlon presented the resolution to the Board for their consideration. They set the meeting schedule for fiscal year 2014/2015 as follows:

October 9, 2014
December 11, 2014
February 12, 2015
April 9, 2015
June 11, 2015
August 13, 2015

The meetings will convene at 6:00 p.m. at the Carriage Pointe Club House, located at 11796 Ekker Road, Gibsonton, FL 33534.

On a Motion by Mr. Maher, seconded by Ms. Murray, with all in favor, the Board adopted Resolution 2014-07, setting the annual meeting schedule for fiscal year 2014/2015 for Panther Trails Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-08,
Appointing Assistant Secretary**

Ms. Hanlon presented the resolution to the Board for their consideration.

On a Motion by Ms. Murray, seconded by Ms. Mitchell, with all in favor, the Board adopted Resolution 2014-08, appointing Christine Hanlon as Assistant Secretary, for Panther Trails Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Audit Review
Committee Recommendation**

Ms. Hanlon reviewed the ranking of the audit proposals as determined by the Audit Review Committee.

On a Motion by Mr. Maher, seconded by Ms. Murray with all in favor, the Board accepted the recommendation of the Audit Review Committee, ranking Grau & Associates as the top respondent for auditing services for the Panther Trails Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of Financial Report for
Fiscal Year 2012/2013 (under separate
cover)**

Ms. Hanlon reviewed the audit for the Board, noting that the auditor's opinion was unqualified and did not report any instances or adverse findings.

On a Motion by Mr. Grable, seconded by Ms. Murray with all in favor, the Board accepted the financial report for fiscal year 2012/2013 for Panther Trails Community Development District.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
No report.
- B. District Engineer**
Not present.
- C. District Manager**
Ms. Hanlon stated the next regularly scheduled meeting will be held at 6:00 p.m. on October 9, 2014.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

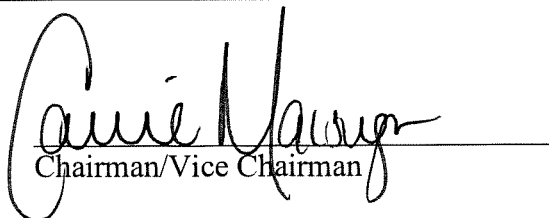
Ms. Murray raised concerns about clubhouse hours and security while the Community Association Manager is using the clubhouse. A discussion regarding staffing and opening the clubhouse on Monday's ensued.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Murray, seconded by Ms. Mitchell, with all in favor, at 7:50 p.m. the Board adjourned the meeting for the Panther Trails Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman