

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, February 21, 2013 at 6:00 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 Supervisor, Vice Chairman
Misael Fernandez	Board Supervisor, Assistant Secretary
Robert Rackley	Board Supervisor, Assistant Secretary
Willie Lemons Jr.	Board Supervisor, Assistant Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Co., Inc.
Scott Steady	District Counsel; Burr Forman LLP

Audience

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held December 13, 2012

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on December 13, 2012 to the Board for consideration.

On a Motion by Ms. Murray, seconded by Ms. Macsuga, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on December 13, 2012 as presented for the Panther Trails Community Development District.
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THIRD ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for December 2012 and January 2013

Mr. Cox presented the summary of Operation and Maintenance Expenditures for December 2012 (\$21,786.95) and January 2013 (\$32,174.72) to the Board for consideration. Brief discussion ensued. The Board asked Staff to research the Allegiance Security invoice from the period 12/29/12 to 01/04/13 to determine why there were excess hours billed.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board ratified the Operation & Maintenance Expenditures for December 2012 and January 2013 for the Panther Trails Community Development District.

FOURTH ORDER OF BUSINESS

Off-Agenda Item: Discussion of Potential Phase II Purchase – Jeff Hills

Mr. Cox introduced Jeff Hills to the Board as the potential developer who is purchasing the Phase II property for development. Mr. Hills explained that he is in the final stages of closing and anticipates somewhere in the range of 400-plus lots. The Board members along with Mr. Steady discussed assessment issues, recreation facilities and potential bond issuance. Mr. Hills explained that this was early in the process and that he expected that he and the Board would have many such discussions over the next year as development proceeds.

SEVENTH ORDER OF BUSINESS

Landscape Maintenance Update

Ed Evans of Complete Landcare introduced himself to the Board and provided a history of the work since his company came on board. He indicated that the District is the most challenged community of the ones he works with, explaining that the soil is extremely compacted which prevents proper growth of the trees and grass. He advised that an enhancement plan is needed so the Board can consider budgeting for phased improvement.

EIGHTH ORDER OF BUSINESS

Aquatic Services Update

Mr. Cox presented the latest aquatic service report from Lake Masters to the Board for review. Mr. Murray requested that Lake Masters look into the growth of cattails in pond #2. The Board also discussed fishing in ponds and decided to take no action to change the current “No Fishing” policy.

NINTH ORDER OF BUSINESS

Amenity Services Update

Mr. Eden reviewed the monthly amenity services report for the Board, giving an update of clubhouse and community events, projects that have been completed and programs that have been implemented. Discussion ensued. The Board considered flag pole purchase and installation proposals.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board accepted the proposal from Head’s Flags, Inc. for flag pole purchase and installation in the amount of \$950.00 for the Panther Trails Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Appointment to Vacant Board Seat

Mr. Cox reminded the Board that seat #5 on the Board of Supervisors has been vacant since the November 2012 elections and that they should consider appointing someone to fill the seat. He explained the nomination and appointment process.

On a Motion by Mr. Rackley, seconded by Ms. Macsuga, with all in favor, the Board opened the floor to nominations for the vacant Board seat #5 for the Panther Trails Community Development District.

Mr. Fernandez nominated himself. Mr. Rackley nominated Dean Grable who had submitted resume information. Both nominees were given time to present their qualifications to the Board. Mr. Cox explained to the nominees that they would be required to submit financial disclosure documents, must be residents of the community and be registered to vote in the community voting district. Mr. Cox then asked the Board for a vote by show of hands. Mr. Grable was selected by a vote of 3 to 1.

On a Motion by Ms. Macsuga, seconded by Ms. Murray, the Board appointed Dean Grable to serve on the Board of Supervisors in seat #5 which has a four-year term expiring in 2016 for the Panther Trails Community Development District.

Mr. Cox administered the oath of office to Mr. Grable and provided a briefing on specific ethics codes and Sunshine Laws. Mr. Grable confirmed he will accept compensation.

NINTH ORDER OF BUSINESS

Monthly Unaudited Financial Summary

Mr. Cox presented the latest monthly unaudited District financial summary to the Board and reviewed it for them.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
Not present; no report given.

B. District Engineer
Not present; no report given.

C. District Manager
Mr. Cox advised the next regularly scheduled meeting will be held at 6:00 p.m. on April 11, 2013. The Board discussed the tot playground for the District-owned lot and requested Staff to obtain proposal information to be brought before the Board at the next meeting for consideration. The Board also asked

that Staff research to see if the District could sell the vacant lot it owns and how that could occur.

ELEVENTH ORDER OF BUSINESS

Audience Comments & Supervisor Requests

Audience Comments

One homeowner asked about parking for the tot playground if the playground is built.

Supervisor Requests

There were no additional Supervisor requests.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Macsuga, seconded by Ms. Murray, with all in favor, the Board adjourned the meeting at 7:58 p.m. for the Panther Trails Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman